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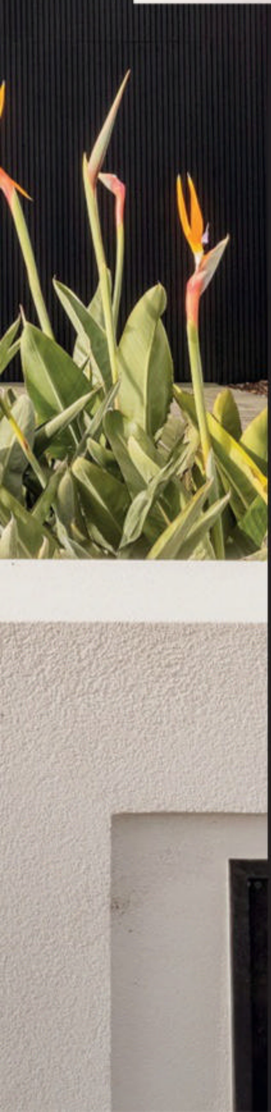

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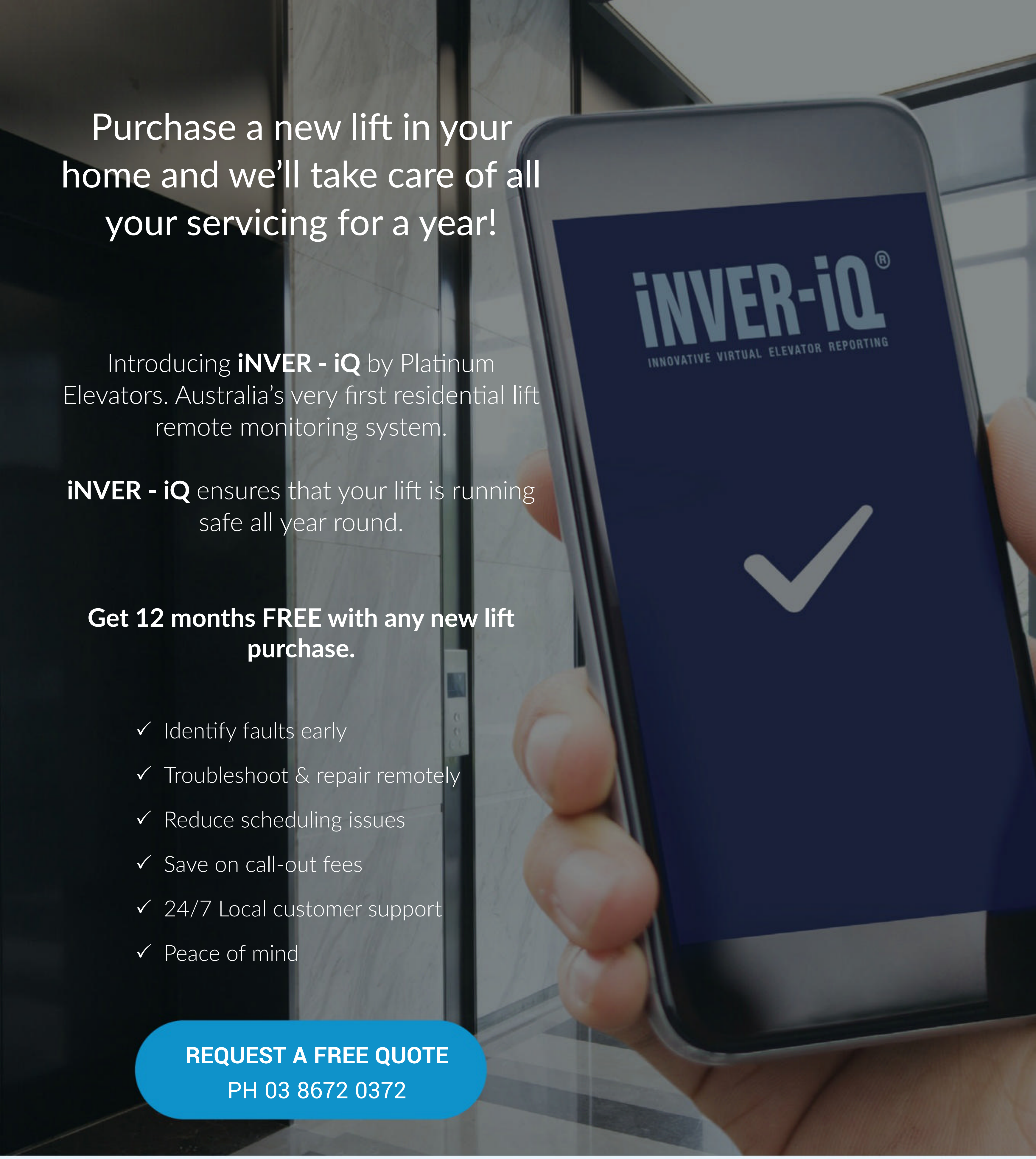

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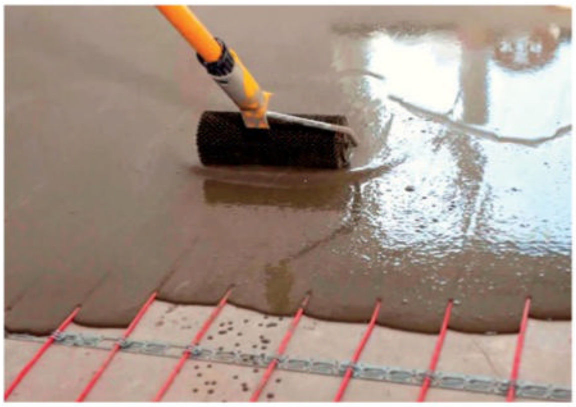

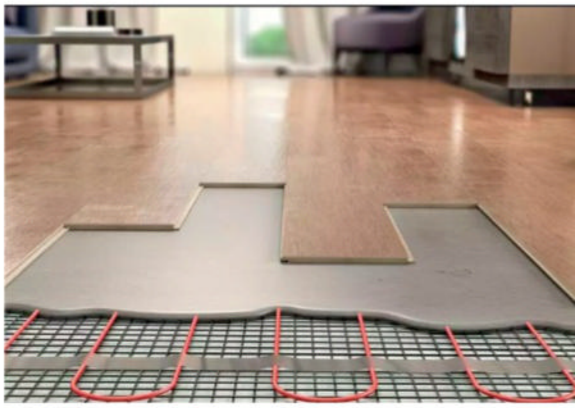

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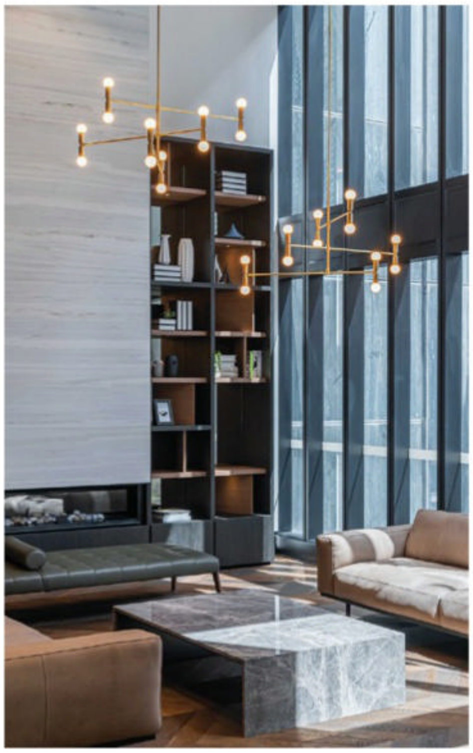

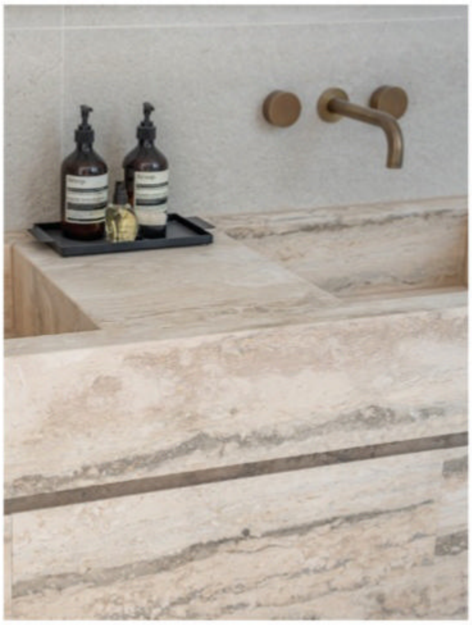

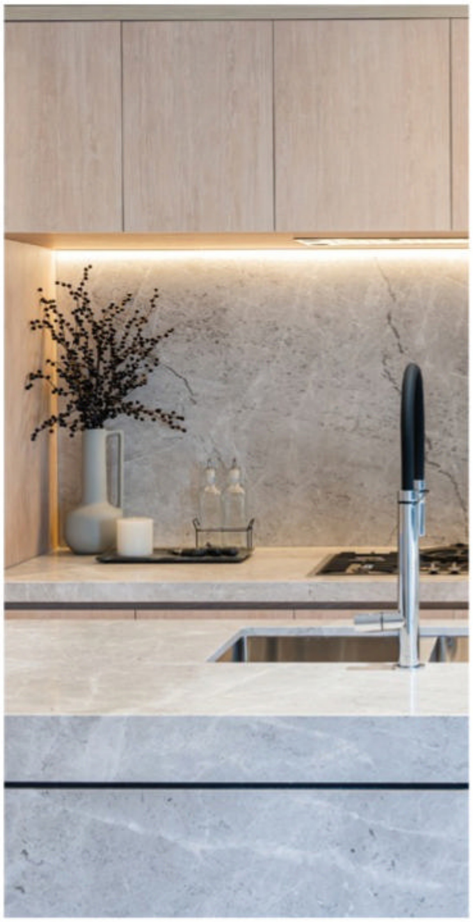

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# FROM THE EDITOR

D3 Building Design

Taking the first steps towards homeownership is a daunting, yet incredibly exhilarating experience and, for many, holding the keys to your very own home is a dream come true. In this issue #33 of *Melbourne Home Design + Living*, we journey into all things custom-designed and elevate our homes and interiors to new levels of luxury, with help from some of Melbourne's finest professionals.

Before construction on your forever home can start, extensive planning and preparation is required. On page 48, we 'Step Into The Third Dimension' and speak with the experts about the latest 3D technology and how this clever software is making this planning experience a breeze for both homeowners and builders. Next, 'Building Dreams' on page 76 seeks advice from two new homeowners about their custom-home experience and how to choose a builder that is right for you.

Farmhouse, rustic and Hamptons-style interiors are taking Australian homes by storm, and nothing imbues this classical charm quite like a pitched ceiling. 'The Beam Is Back' (198) explores how exposed beams can truly elevate your home and infuse a sense of space and openness. As the weather cools, our interiors transform into a refuge from the elements, and on page 232 'Bundle Up' shares tips and advice from a furniture expert on how you can style your interior to be both cosy and fashionable. Of course, heating is the key ingredient to a winter-proof home, but bulky split systems or archaic gas heaters aren't known for their trendy appeal. 'Things Are Heating Up' (242) delves into the world of underfloor heating, and how this discrete innovation can heat your home without crushing your vibe.

Whether you're a first-time owner breaking into the property market, a discerning investor embarking on a new project, or a creative mastermind cultivating your dream custom home, this edition of *Melbourne Home Design + Living* is jam-packed with helpful advice and tips from the experts. Read on, and be inspired

Good luck!

Katie

KATIE LIVINGSTON
*Editor*

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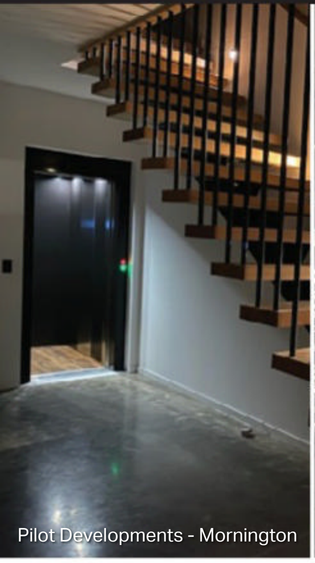
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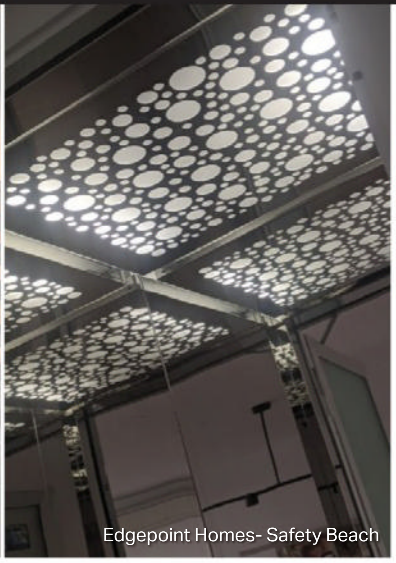
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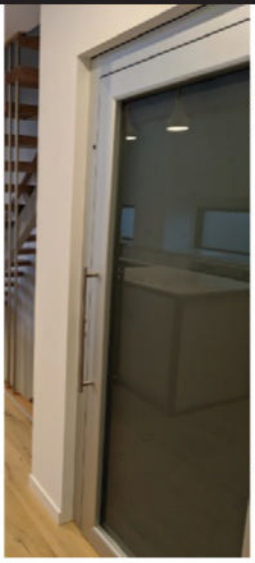

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# The latest news from the local industry

## REGIONAL EXPANSION

The number of new homeowners in regional areas who are taking advantage of the government's $20,000 First Home Buyers Grant continues to increase. That's why Arkadian Homes is thrilled to have expanded its building projects outside of metro Melbourne to both the Bass Coast and Baw Baw Shire regions. With more than 40 years of experience, Arkadian Homes has the knowledge and expertise to build on challenging sites that are more common to regional homes, including sloping blocks and large acreages. Led by Warragul locals, Jeff and Fiona Kittelty, Arkadian Homes is a trusted regional builder that is passionate about helping regional families pursue and realise their dream home. Known for its personalised approach to building and creating homes of the highest quality, Arkadian Homes offers a selection of predesigned builds that are customisable to suit all lifestyles and budgets, bringing its commitment to crafting liveable spaces to each and every one of its building projects.

**www.arkadianhomes.com.au**

## SERVICE WITH A DIFFERENCE

In collaboration with the fabulous designer Sam Robinson, Better Bathrooms & Kitchens is proud to announce that its managing director, Garrett Hebden, has come first place in not one, but two categories at the HIA-CSR Victorian Housing and Kitchen & Bathroom Awards 2022 – the HIA Victorian Kitchen of the Year and the HIA Victorian New Kitchen over $80,000. Resulting from these inspiring achievements, Better Bathrooms & Kitchens will be representing Victoria in the nationwide HIA-CSR Housing and Kitchen & Bathroom Awards in 2023.

If it couldn't get anymore incredible, the company is also celebrating the hard-earned win for the KBDi Traditional or Themed Award 2022. Truly sensational!

Blending elegance with absolutely stellar design, the creation of this stunning kitchen is well worth the awards. From the grand marble countertop to the classic cabinetry, this timeless masterpiece is truly something to behold.

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## JOINING FORCES

We as a society continue to advance into more contemporary styles of living. As such, it's only reasonable that we adjust these styles in response to research-backed technologies that are proven to help us live our best lives. Drawing from studies on our internal clocks, GreenStar Technologies introduces an exciting new lighting technique into its catalogue that addresses the human circadian system: circadian lighting. This trendy new technology follows the movement of the sun and adjusts to accommodate for the human's natural 24-hour sleep/wake cycle. GreenStar Technologies' intelligent lighting control optimises the benefits of circadian lighting by increasing productivity and motivation throughout the day. Studies have shown that circadian lighting can have a rippling effect that impacts our overall wellbeing, leading to happier and healthier ways of living. If you're looking to elevate your comfort and efficiency through something as simple and as ubiquitous as the lighting in your home, reach out to the team at GreenStar Technologies today to find out more.

**www.greenstartech.com.au**

Photography by Billy Hewitt Images

## THE SPA OF THE SHOW

It was yet another successful year for the team at Neptune Pools at MPBAA's 2022 Pool and Spa awards, who are honored to have taken home a total of nine awards for the night, including the MPBAA's Australian Spa of the Year. The accolades don't end there – Neptune Pools also received the Highly Commended award for the Best Landscape Design over 200sqm Featuring a Pool or Spa. This is an incredible achievement and recognition for the company's inhouse design team. Having won both the gold award and highly commended for the same category in 2020, it's a testament to Neptune Pools dedication to excellence. Of course, none of these awards would be possible without the amazing team at Neptune Pools, as well as its customers and contributors, including suppliers, builders, architects, landscape architects and engineers. It's a great step into the future with many more pool and landscape designs to come.

**www.neptunepools.com.au**

# BEACHSTONE HOMES

## AWARD-WINNING HOMES BUILT FOR LIFE

**As a custom design and build company committed to delivering high-quality outcomes, Beachstone Homes is thrilled to be recognised once again by the HIA for its stunning new homes – with the recent award of Winner 2022 HIA Victorian Custom Home ($750,001 – $1 million) for a client in Edithvale.**

Servicing Melbourne eastern suburbs and the Mornington Peninsula, Beachstone Homes undertakes the entire process from initial site assessment and design brief through to completion, or build-only services starting with the review of prepared plans.

With core values of honesty and integrity, more than 25 years of experience in building and development, a professional team, and an online client portal, Beachstone Homes delivers award-winning homes built for life and welcomes the opportunity to collaborate with you to deliver your new dream home.

www.beachstonehomes.com.au

WINNER 2021
HIA Eastern Victoria
Custom Built Home
$1.5 million – $2 million
WINNER 2022
HIA Victorian
Custom Built Home
$750,001 – $1 million

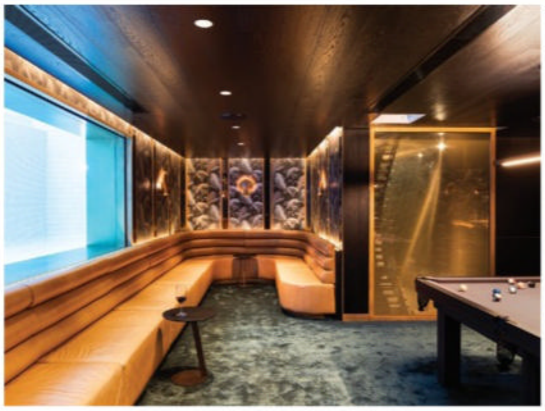
# SETTING THE STANDARDS OF LUXURY

Celebrating the stunning excellence of this fantastic structural achievement, Belot Property Group was proudly awarded the 2022 HIA-CSR Australian People's Choice Home of the Year. Spanning over three levels of modern magnificence, this four-bedroom home was enthusiastically voted by devotees of beautiful homes and interiors. And who could blame them? The seamless design flowing throughout the public spaces, from the lounge to the kitchen to the outdoor dining area, create a flow boasting the best of contemporary design. A mix of entertainment spaces on all levels of the home allow for versatility of environment, resonating with voters dreaming of idealistic rooms to impress their family and guests.

The announcement came on the 23rd of April 2022 as part of the awards presentation, and representatives of Belot Property Group accepted this exciting achievement with happiness and grace. The award was well-deserved. The team clearly poured all their talent and expertise into making this home a true showstopper.

While the foundations alone are impressive, there are unique features throughout this home that express a detail-oriented vision that was flawlessly executed. Nothing exemplifies this more than the one-way mirror in the tiled pool. At a glance, it appears as an ordinary mirror, but venturing into the basement entertainment area, you'll find the mirror is actually a window looking into the pool. This is just one of the many details that set this project apart, and shows why Belot Property Group's efforts earned them this fantastic achievement.

Founded by Harley Belot, Belot Property Group is a family business based in Port Melbourne, specialising in custom, luxury residential properties. It has won numerous awards in recent years, and the team are always looking to take on new challenges. Contact Belot Property today to kickstart your next luxury dream home.



# WINNER WINNER
## CHICKEN DINNER

Ironsons Homes' 'Catalina 29' took home the gold in the category of Display Home $401,000 to $450,000 at the prestigious HIA Awards. Based in Melbourne's northern suburbs, Ironsons Homes designs and builds houses personalised to the needs and requirements of its clients. The company specialises in homes that embrace the outdoor climate in summer and insulate heat during winter, ensuring comfort and satisfaction all year round. In addition to mandatory building surveyor inspections, Ironsons Homes employs a third-party building inspector to inspect all its projects. This added feature to the Ironsons Homes experience is what sets its homes apart, as the team are committed to creating homes built to last.

Embodying this philosophy, the Catalina 29 is a single storey-home that has everything a family could need, with three bedrooms, two-and-a-half bathrooms and a two-car garage. The front of the house is simple, yet unassuming, with generous landscaping space and a footpath leading around the side. The interior is where this achievement really shines, with timeless hardwood timber flooring and minimalistic aesthetics found in the kitchen and bathrooms. True to the Ironsons Homes' style, large sliding doors open up to the outdoor alfresco and yard, creating a wonderful sense of flow between the communal spaces.

This humble abode can still be experienced with the video walk-through on the Ironsons Homes website. For more of the company's outstanding work, visit its other display home at the Greenvale Estate or head to Ironsons Homes' website.

**www.ironsons.com.au**

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# HIA-CSR 2022

*Edited by Katie Livingston*

## Housing Industry and Kitchen & Bathroom Awards

Each and every year Australian tradespeople rise to any challenge and face unprecedented circumstances to produce outstanding homes that set the bar for design and construction excellence.

Celebrating these monumental achievements, the HIA-CSR 2022 Victorian Housing and Kitchen & Bathroom Awards provides home builders and designers the opportunity to receive recognition and showcase their work to the broader industry. Winners and finalists not only receive extensive media promotion for their business, but they also get the opportunity to promote themselves as an industry leader. The awards cater for entrants ranging from small family-owned businesses right through to the biggest names in the residential building industry.

As the only national industry association for Australian building professionals, the Housing Industry Association (HIA), represents the interests of the housing industry at both regional and national levels and has supported residential builders, trade contractors, developers, design professionals, kitchen and bathroom specialists, manufacturers and suppliers for more than 70 years.

Belot Property Group

Belot Property Group

Belot Property Group

# WINNERS

### HOME OF THE YEAR
**Winner:** BCG Constructions
**Finalists:** B&H Homes, BCG Constructions, Kre8 Living, Latitude 37 Homes, Lowe Living, Norton Homes

### PROFESSIONAL MAJOR BUILDER
**Winner:** Carlisle Homes
**Finalists:** Glenvill Housing, Porter Davis Homes

### PROFESSIONAL MEDIUM BUILDER/RENOVATOR
**Winner:** Latitude 37 Homes
**Finalists**: Arden Homes, Hermitage Homes and Kingsbridge Homes

### PROFESSIONAL SMALL BUILDER/RENOVATOR
**Winner:** Coastyle Building Solutions
**Finalists:** Elite Building Services, Supa Group Constructions

### AFFORDABLE HOUSING
**Winner:** Sienna Homes

### APARTMENT OF THE YEAR
**Winner:** Lowe Living
**Finalist**: Lowe Living

### APARTMENT COMPLEX OF THE YEAR
**Winner:** Coben Building

### APARTMENT COMPLEX $10 MILLION - $20 MILLION
**Winner:** Coben Building
**Finalist:** Lowe Living

### APARTMENT COMPLEX UP TO $10 MILLION
**Winner:** Swell Building Group
**Finalist:** Samssons Projects

### BATHROOM OF THE YEAR
**Winner:** Verde Homes

### BATHROOM IN A DISPLAY HOME OVER $500,001
**Winner:** Verde Homes

### BATHROOM IN A DISPLAY HOME UP TO $500,000
**Winner:** Beachwood Homes

### NEW BATHROOM OVER $30,001
**Winner:** Brynor Constructions
**Finalist:** Swell Building Group

### NEW BATHROOM UP TO $30,000
**Winner:** Lonsdale Building Group
**Finalists:** Bluestar Living, R&R Quality Homes

### RENOVATED BATHROOM OVER $50,001
**Winner:** smarterBATHROOMS+

### RENOVATED BATHROOM $30,001 - $50,000
**Winner:** Mint Kitchens Moonee Ponds

### RENOVATED BATHROOM UP TO $30,000
**Winner:** Mode Group
**Finalists:** Nutech Building

### BATHROOM DESIGN
**Winner:** Mint Kitchens Moonee Ponds
**Finalists:** GIA Bathrooms & Kitchens, Swell Building Group

### CUSTOM BUILT HOME OF THE YEAR
**Winner:** BCG Constructions

### CUSTOM BUILT HOME OVER $3 MILLION
**Winner:** BCG Constructions
**Finalists:** Brynor Constructions (highly commended), Englehart Homes

### CUSTOM BUILT HOME $2 MILLION - $3 MILLION
**Winner:** Scott James Builder
**Finalist:** Excelcon

### CUSTOM BUILT HOME $1.5 MILLION - $2 MILLION
**Winner:** Excelcon
**Finalist:** Lowe Design & Build (highly commended), Sherbrooke Design and Construction

### CUSTOM BUILT HOME $1 MILLION - $1.5 MILLION
**Winner:** Hudson Ridge Builders
**Finalists:** Englehart Homes, Glenvill Homes, Latitude 37 Homes

### CUSTOM BUILT HOME $750,001 - $1 MILLION
**Winner:** Beachstone Homes
**Finalists:** First Avenue Homes, Latitude 37 Homes

### CUSTOM BUILT HOME $500,001 - $750,000
**Winner:** Marton Custom Builders

### DISPLAY HOME OF THE YEAR
**Winner:** Kre8 Living

### DISPLAY HOME OVER $1 MILLION
**Winner:** 3G Homes
**Finalist:** Verde Homes

### DISPLAY HOME $800,001 - $1 MILLION
**Winner:** Porter Davis Homes
**Finalist:** Windrock Group (highly commended), Carlisle Homes

### DISPLAY HOME $600,001 - $800,000
**Winner:** Kre8 Living
**Finalist:** Carlisle Homes, Chatham Homes, Simonds Homes

### DISPLAY HOME $500,001 - $600,000
**Winner:** Hadar Homes
**Finalists:** Carlisle Homes, Dennis Family Homes

### DISPLAY HOME $450,001 - $500,000
**Winner:** Arden Homes
**Finalists:** Beachwood Homes, Porter Davis Homes, Simonds Homes

### DISPLAY HOME $400,001 - $450,000
**Winner:** Ironsons Homes
**Finalists:** Fairhaven Homes, Mimosa Homes, Urbanedge Homes

### DISPLAY HOME $350,001 - $400,000
**Winner:** Ridgewater Homes
**Finalists:** Arden Homes, Granvue Homes

### DISPLAY HOME $300,001 - $350,000
**Winner:** Arli Homes
**Finalists:** Carlisle Homes, Mimosa Homes (x2)

### DISPLAY HOME $250,001 - $300,000
**Winner:** Beachwood Homes
**Finalists:** Eight Homes, Fairhaven Homes, Mimosa Homes

### DISPLAY HOME UP TO $250,000
**Winner:** Maple Living
**Finalist**: Eight Homes

### GREENSMART SUSTAINABLE HOME
**Winner:** Beaumont Building Design
**Finalists:** Never Stop Group, Ovens & King Builders

### KITCHEN OF THE YEAR
Winner: Better Bathrooms & Kitchens and Sam Robinson Interior Design

### KITCHEN IN A DISPLAY HOME OVER $500,001
**Winner:** 3G Homes
**Finalist:** Glenvill Homes

### KITCHEN IN A DISPLAY HOME UP TO $500,000
**Winner:** Beachwood Homes
**Finalists:** Beachwood Homes, Granvue Homes

### NEW KITCHEN OVER $80,001
**Winner:** Better Bathrooms & Kitchens and Sam Robinson Interior Design
**Finalists:** Brynor Constructions, Swell Building Group

### NEW KITCHEN $50,001 - $80,000
**Winner:** First Avenue Homes

### NEW KITCHEN $30,001 - $50,000
**Winner:** Vitalmark Constructions
**Finalists:** Never Stop Group (highly commended), Mode Group

### NEW KITCHEN UP TO $30,000
**Winner:** Marton Custom Builders

### RENOVATED KITCHEN OVER $80,001
**Winner:** Mint Kitchens Moonee Ponds
**Finalists:** Cote Design and Construction, Mint Kitchens Moonee Ponds

### RENOVATED KITCHEN $50,001 - $80,000
**Winner:** Mint Kitchens Moonee Ponds
**Finalists:** GIA Kitchens & Bathrooms, Mint Kitchens Moonee Ponds

### RENOVATED KITCHEN $30,001 - $50,000
**Winner:** Mint Kitchens Moonee Ponds
**Finalist:** Mint Kitchens Moonee Ponds

### RENOVATED KITCHEN UP TO $30,000
**Winner:** Nutech Building

### KITCHEN DESIGN
**Winner:** GIA Bathrooms & Kitchens
**Finalists:** Better Bathrooms & Kitchens and Sam Robinson Interior Design, Swell Building Group

### LAUNDRY
**Winner:** Beachwood Homes
**Finalists:** Beachwood Homes, Mode Group

### OUTDOOR KITCHEN
**Winner:** Claytons Alfresco
**Finalists:** Claytons Alfresco, R&R Quality Homes

### OUTDOOR PROJECT
**Winner:** Swell Building Group
**Finalist:** Scott James Builder

# WINNERS

**PROJECT HOME OF THE YEAR**
**Winner:** B&H Homes

**PROJECT HOME OVER $500,001**
**Winner:** B&H Homes

**RENOVATION / ADDITION PROJECT OF THE YEAR**
**Winner:** BCG Constructions

**RENOVATION/ADDITION PROJECT OVER $3.5 MILLION**
**Winner:** BCG Constructions

**RENOVATION/ADDITION PROJECT $2.5 MILLION - $3.5 MILLION**
**Winner:** Visioneer
**Finalists:** Sherbrooke Design and Construction

**RENOVATION/ADDITION PROJECT $1.75 MILLION - $2.5 MILLION**
**Winner:** Anderson Homes
**Finalist:** Fortem Projects

**RENOVATION/ADDITION PROJECT $1 MILLION - $1.75 MILLION**
**Winner:** Period Extensions & Designs
**Finalist:** Sheridan Building Services

**RENOVATION/ADDITION PROJECT $800,001 - $1 MILLION**
**Winner:** Never Stop Group

**RENOVATION/ADDITION PROJECT $600,001 - $800,000**
**Winner:** Cote Design and Construction
**Finalists:** First Avenue Homes, Lonsdale Building Group, Period Extensions & Designs

**RENOVATION/ADDITION PROJECT $400,001 - $600,000**
**Winner:** Cromer Builders
**Finalists:** Cleal Constructions, Mode Group

**RENOVATION/ADDITION PROJECT UP TO $400,000**
**Winner:** Period Extensions & Designs
**Finalists:** Never Stop Group, Vitalmark Constructions

**RESIDENTIAL DESIGN**
**Winner:** Beaumont Building Design
**Finalist:** Kre8 Living

**RESIDENTIAL INTERIOR DESIGN**
**Winner:** Virtue Homes

**SMALL BUSINESS MANAGEMENT**
**Winner:** Rebecca Bishop, Elite Building Services

**SMALL COMMERCIAL PROJECT**
**Winner:** R&R Quality Homes
**Finalist:** Virtue Homes (highly commended)

**SPEC HOME OF THE YEAR**
**Winner:** Latitude 37 Homes

**SPEC HOME OVER $1 MILLION**
**Winner:** Latitude 37 Homes
**Finalist:** Pearl Homes

**SPEC HOME $500,001 - $1 MILLION**
**Winner:** Furtulla Constructions
**Finalist:** Excelcon

**SPEC HOME UP TO $500,000**
**Winner:** Xircon Homes

**SPECIALISED HOUSING**
**Winner:** Garraway Developments
**Finalist:** Co Construct (highly commended), Co Construct, Kingsbridge Homes

**TOWNHOUSE/VILLA OF THE YEAR**
Winner: Norton Homes

**TOWNHOUSE/VILLA OVER $500,001**
Winner: Norton Homes
**Finalists:** First Avenue Homes (x2), Varcon Group

**TOWNHOUSE/VILLA UP TO $500,000**
**Winner:** Glenco Building Group
**Finalist:** First Avenue Homes

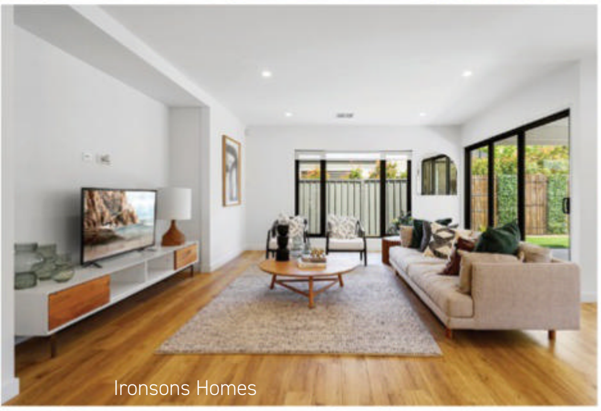
**TOWNHOUSE/VILLA DEVLEOPMENT OF THE YEAR**
**Winner:** Norton Homes

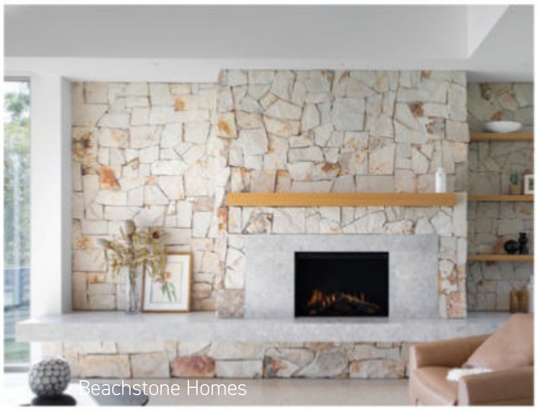
**TOWNHOUSE/VILLA DEVELOPMENT OVER $500,001 PER DWELLING**
Winner: Norton Homes
Finalist: First Avenue Homes, Signature Homes Geelong, Virgon Constructions

**TOWNHOUSE/VILLA DEVELOPMENT UP TO $500,000 PER DWELLING**
Winner: Varcon Group
Finalist: Fairhaven Homes, First Avenue Homes, Idea Constructions

Better Bathrooms & Kitchens

Belot Property Group


Ironsons Homes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# HOME DESIGN – BUILDING DESIGNERS

D3 Building Design

# Step into the 3rd Dimension

By Bridget Armitage

**Making those key design decisions can be a daunting task when it comes to building your forever home. A lack of certainty in how the finished product will look and feel can make it difficult to envision how your life will fit in to a whole new space. This is where the revolutionary technology of 3D rendering comes in – a photorealistic representation of your new home exactly as it will be handed over to you. Here, *Melbourne Home Design + Living*'s Bridget Armitage sits down with director of Drake Design, Jarrett Drake, to explore how 3D visualisations and walkthroughs provide the ultimate building experience.**

With nearly 20 years in business, Drake Design has cultivated a reputation for ensuring that each and every client is treated with care and consideration. Drake knows that clients are fully and emotionally invested in the process of designing their home, and 3D renders are a foolproof way to ensure that each element is exactly as they imagine it.

This 3D visualisation technology provides ample reassurance that clients, designers, and builders are all on the same page. A 3D render gives an exact representation of what a completed design should look like, breaking down any communication barriers and allowing a client to follow the process like an industry professional. Most 3D rendering software can also provide a 3D walkthrough model, further providing clients with a clear vision of their home's layout. This is why Drake delivers 3D renders of each and every concept design package he takes on, ensuring that any client approval will result in a practically identical end product.

### GET THE FULL PICTURE

Though traditional 2D mock-ups can certainly assist in the visualisation of a client's home, not everyone has the ability to fully comprehend drawings, let alone be able to imagine how the space will feel translated into the real world. Complete 3D renders, however, provide this crucial level of insight, and more. "We find 100 percent of clients understand and engage with greater enthusiasm when presented with 3D presentations," says Drake. Council applications that are provided with 3D visualisations are also far better received according to Drake, who notes that these renders "ensure the story is told clearly".

Walkthroughs and renders in 3D provide exceptional clarity to clients and builders alike in the design and construction process as they are extremely accessible. Drake Design utilises technology that allows the team to send a link to a client of their walkthrough, ensuring that it can be accessed from anywhere, and that collaboration can easily continue at all times. Homeowners can stay more up-to-date than ever before in the design and construction process.

### DOWN TO THE LAST 3-DETAIL

The incredible accuracy of 3D renders means that there is practically zero difference from the initial design to the handing over of the keys. Drake explains that the process can almost be anti-climatic for clients, as they are by that point so familiar with their new home from seeing the near-perfect renders in the lead up to completion. Clients walk into homes that they know inside and out, with no shocks or surprises, ready to easily settle in.

The team at Drake Design take their time to ensure that what is being presented to clients is rich with details that will, as accurately as possible, reflect what living in their new home will look and feel like. Such details include lighting, solar aspect, and vegetation, all working together to illustrate a true reflection of the house as it will appear on the block itself.

### COMMUNICATION MADE SIMPLE

Creating a 3D render can certainly be a timely process – but Drake and his team see renders as an investment into the smooth operations and high-quality result of a project. Though 3D renders in the beginning of the design process can be more time consuming than a traditional mock-up, the time saved down the line is extraordinary. If changes are requested to any materials or finishes, a quick change in the render can ensure that the client is satisfied with the new look and the builder is on top of the updated plan.

The ability to quickly provide multiple options to a client ensures that the approval process is noticeably quicker and smoother. Clients can easily envision what material they prefer, and that change can be instantly forwarded to builders and suppliers. This allows for matters to be resolved "in a timely manner, for instant approval, compared to a much slower traditional method," Drake notes, where drafts would have to be redesigned and reapproved over a long, back-and-forth process.

### SEE THE DIFFERENCE

Technology is ever moving forward, and each day 3D render and walkthrough software gets better at replicating real life. To accommodate for the changing world of 3D visualisation, Drake Design ensures that each staff member is adequately trained and consistently updated on the technology. "We have fortnightly developments and latest best practice, to ensure our clients receive the best result possible for their project," explains Drake.

Drake Design understands how important it is for clients to be fully enamoured with their new home, ensuring the quality of their lives is only enhanced by the careful consideration of the design. The current 3D rendering technology is the best way to execute a design plan that clients can fully comprehend and fall in love with. "The client must love our design for their new home," says Drake, "If they don't – we haven't done our job correctly."

*Images courtesy of Drake Design.*

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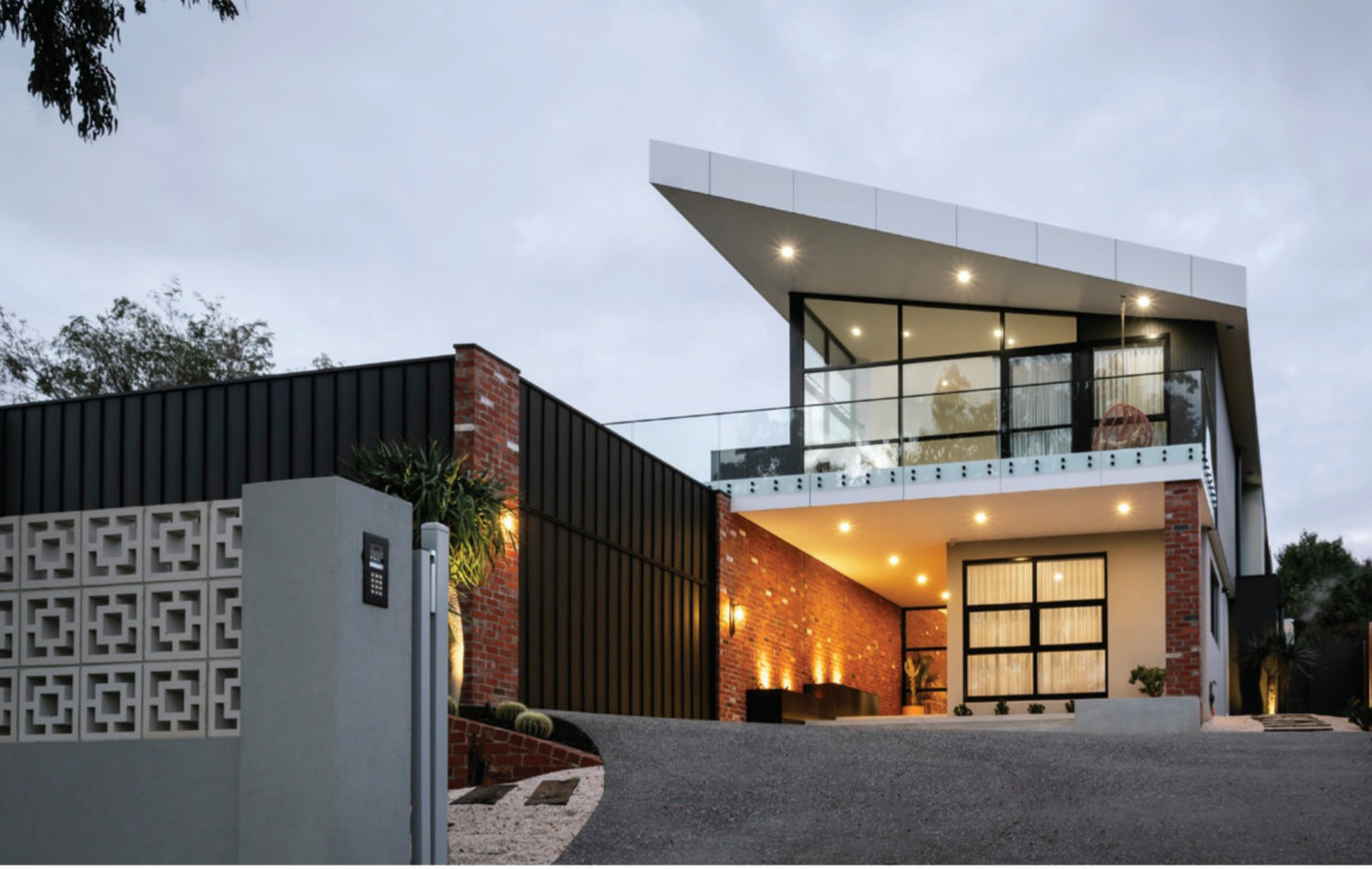

**D3 BUILDING DESIGN**

# A SIGHT TO BEHOLD

## MASTERCLASS IN SUSTAINABLE STYLE

Given a brief to provide a showstopping home that still caters to the modern Australian family, D3 Building Design has certainly delivered. This eclectic design is both contemporary and cosy, with cleverly chosen materials featuring throughout the home. The standout element is the recycled brickwork, which adds a rustic and comforting feel to the space. This, in conjunction with the timber flooring, creates a welcome contrast to the stark white walls.

The living room is a relaxation haven, this light-filled space is made especially cosy with the continued harmonious use of the timber and white. Adorned with stylish 'Kit-Kat' tiles, the gas log fire is the perfect centrepiece to the room, adding warmth and comfort.

Opportunities to entertain are endless, with private and communal spaces featuring throughout the home. An alfresco dining area seamlessly links the indoors to the outdoors, allowing guests to move with ease throughout the home. The rear pool area similarly provides a separate space to host, making the most of the available land.

CONTACT

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Website: www.d3buildingdesign.com

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

*Photography by Janis House Photography*
*Construction by Hoad Building Co.*
*Cabinetry by Clamor Cabinets*

As a member of the Australian Passivhaus Association (APHA), D3 Building Design specialises in sustainable, efficient, and healthy designs. A D3 Building Design home will always be of the highest quality, standing the test of time for years to come as your forever home.

Rather than just providing sketches, D3 Building Design sees your design through all the way to completion. The company will work closely with you and your builders to ensure that the project runs smoothly and the design is executed to the team's high standards. You can be assured that a home by D3 Building Design will more than exceed your expectations.

Based in Mornington, D3 Building Design typically services the Mornington Peninsula, however, the team is more than prepared to go anywhere for the right project. If you're hoping to design your dream home to be a sustainable yet stunning masterpiece, get in contact with the dedicated team today.

## GRAHAM JONES DESIGN

# SEASIDE SANCTUARY

AN ECOLOGICAL TREAT

A relaxing residential resting pleasantly near the seaside, this eco-friendly abode mixes casual country with maximalist modernism. Built with recycled red brick, timber and steel cladding, this dwelling upon the peninsula boasts a multitude of environmentally conscious features, including drought-resilient landscaping, solar power, rainwater harvesting, plenty of natural light and natural ventilation for passive temperature control.

The central alfresco is protected from the elements, and is designed to be enjoyed all year round. Making use of its spatial surroundings, this relaxing retreat has courtyard spaces that are naturally integrated into its environment to take advantage of increased greenery.

Expertly visualised by the team at Graham Jones Design, this house has been crafted to have an optimised view of the water. The incorporation of timber and sliding barn doors exudes a sense of warmth and comfort with touches of rustic style that don't distract from its overall modern aesthetic.

CONTACT

**Graham Jones Design**

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Website: www.grahamjonesdesign.com.au
Facebook: /grahamjonesdesignAUS
Instagram: @grahamjonesdesign

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Graham Jones Design first planted its roots back in 1988, when founder Graham Jones and his wife, Ella, opened the design practice in Mornington. After several successful decades winning awards and creating impressive, minimalist designs, Jones retired in 2006. The company is now run by director Jarrett Drake, who leads a team of dedicated and experienced designers.

Whether your project is a lifestyle property, alteration or addition, residential, commercial or multi-residential lot, Graham Jones Design will guide you through the comprehensive process of concept design, town planning documentation, working drawings documentation and interior design to bring your vision to fruition. The passionate team can offer a wealth of advice and considered solutions that you can trust, offering custom designs to suit your requirements.

With offices in Beaconsfield, St Kilda and the Mornington Peninsula, Graham Jones Design services a wide area, including Sorrento, Mornington, Red Hill, Brighton, Berwick and Emerald; however, the company has made its mark all across Victoria from Phillip Island to Hanging Rock and the Alpine Region. Visit the website or contact the team to find out more.

**DRAKE DESIGN**

# ATTAINABLE LUXURY

## NATURE AND MODERN FUSION

Taking inspiration from modern, eco-friendly living, Drake Design focuses on adding a personal touch to every one of its custom designs and ensuring that each project is equipped to suit the needs and desires of homeowners searching for a space made just for them. Cost-efficient and stylish, the company's aim is to create homes that take advantage of their surrounding environments, elevating Drake Design's houses above the rest.

Drake Design prioritises the design and planning process, putting in the time and effort required to truly get to know its clients and what they're looking for in a home. Finding the right designer for each client is an essential step in the process, as the team strives to employ skilled and experienced designers that share in the client's vision. By emphasising the importance of designer–client relations, Drake Design is a cut above the rest in guaranteeing high-quality homes.

Many of the company's stunning projects are specifically catered to the whims of nature-lovers, incorporating solar access, wind paths and rainfall into their layouts so that homeowners can still appreciate the beauty of the elements, even when living in dense cityscapes. Efficient and clean, Drake Design's houses seamlessly blend Australia's captivating plants and trees with a sleek, minimalistic aesthetic.

CONTACT

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Instagram: @drakedesign_

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Some might feel that home design is a luxury, but Drake Design believe that clients shouldn't have to conform to mass-produced products that rob a home of its individuality. Drake Design asserts that homeowners should demand more from their homes.

Based in south-east Melbourne, Drake Design's boutique building design and documentation company has been conceptualising the dreams of Australian homeowners for more than 20 years. The company is a member of Design Matters and the Building Designers Association of Australia, and has won numerous awards for the team's excellent work, including several BDAAs for its California Dreamin' and The Twin Elms designs, alongside the Design Matters' 2022 Residential Alterations & Additions $350,001 – $800K award category.

The team at Drake Design is made up of expert designers who are skilled and experienced in their field. Whether you are looking to design your own personal piece of comfort or a series of multi-residential dwellings, Drake Design will deliver the very best.

## MOUNT MARTHA DESIGN + DRAFTING

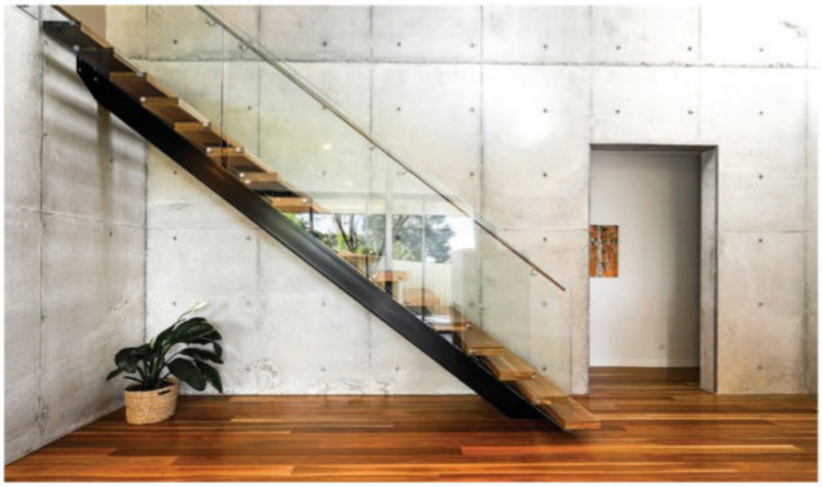
# OCEANSIDE HAVEN

### A LAVISH YET COSY RETREAT

Situated in the gorgeous beachside suburb of Rye, this home designed by Mount Martha Design + Drafting is a wonder. Masterfully executed and carefully considered, this home is as stylish as it is functional, well-equipped to provide any modern Australian family with all their desires and needs.

Natural timber used throughout the façade is a nod to the beauty of the area; a coastal touch that feels contemporary and timeless all at once. The kitchen boasts a generous island bench, perfect for entertaining. Exposed concrete walls are the showstopping central feature, and a modern and unique choice that adds character to this stunning home.

The breathtaking beach surrounds have been more than taken into account, the façade of the home seamlessly blending in as a part of the landscape. The luxurious pool area feels at one with the nature that envelops it, providing a truly awe-inspiring oasis for these homeowners.



CONTACT

**Mount Martha Design + Drafting**

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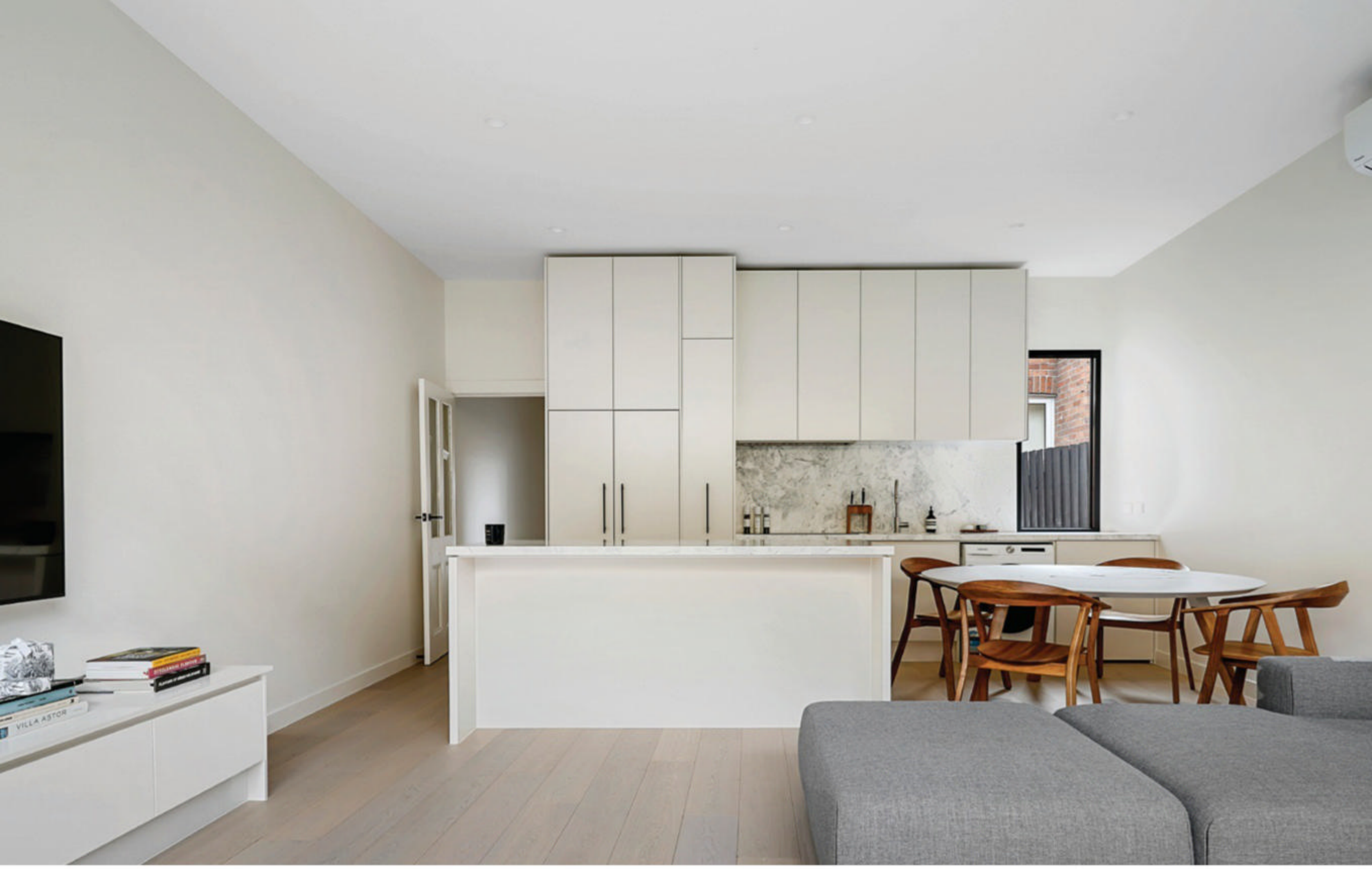
Instagram: @mtmarthadesign

SCAN TO VIEW ADDITIONAL PROJECTS ONLINE

Principal designer of Mount Martha Design + Drafting, Adam Doherty, has been a building designer since 1983. Registered with the Building Practitioners Board under the class of draftsperson, Adam has all the necessary skills and vision to execute your dream home.

Servicing the Mornington Peninsula and its surrounding suburbs for more than 25 years, Mount Martha Design + Drafting assists clients from the initial design phase through to construction for all types of builds, supplying creative design and expert advice to help you navigate the planning, business, and permit process of your building project.

With a wealth of knowledge for clients in bushfire areas, Mount Martha Design + Drafting provides custom designs for various styles of houses, including new builds, renovations, extensions, unit developments, second-storey additions and knock-down/rebuild projects. If you're planning your forever home, consider a building designer that offers superior service and affordable design solutions.



**DPV CONSTRUCTION**

# URBAN ESCAPE

## A CHARMING YET CONTEMPORARY RENOVATION

This welcoming terrace home has been given a new lease on life by the expert tradespeople at DPV Construction. Despite the innovative modern additions, the original charm and character of the home has been preserved, creating the perfect balance between old and new.

The original structure of the building has been restored to its former glory, with a polished and bright new colour palette that maximises the natural light and harmonises this period home with twenty-first-century taste. The intricate details of the arched hallway and layered cornice have been perfectly assimilated into this new contemporary vision, while the original fireplaces make for a stylish focal point that celebrates the personality of this home.

A sleek new extension has been added to the rear of the property, which houses the modern kitchen as well as a capacious living area. The same bright colour palette perfectly ties this space in with the rest of the home, while the stylish contemporary joinery and stunning marble benchtops make this room a modern masterpiece.

CONTACT

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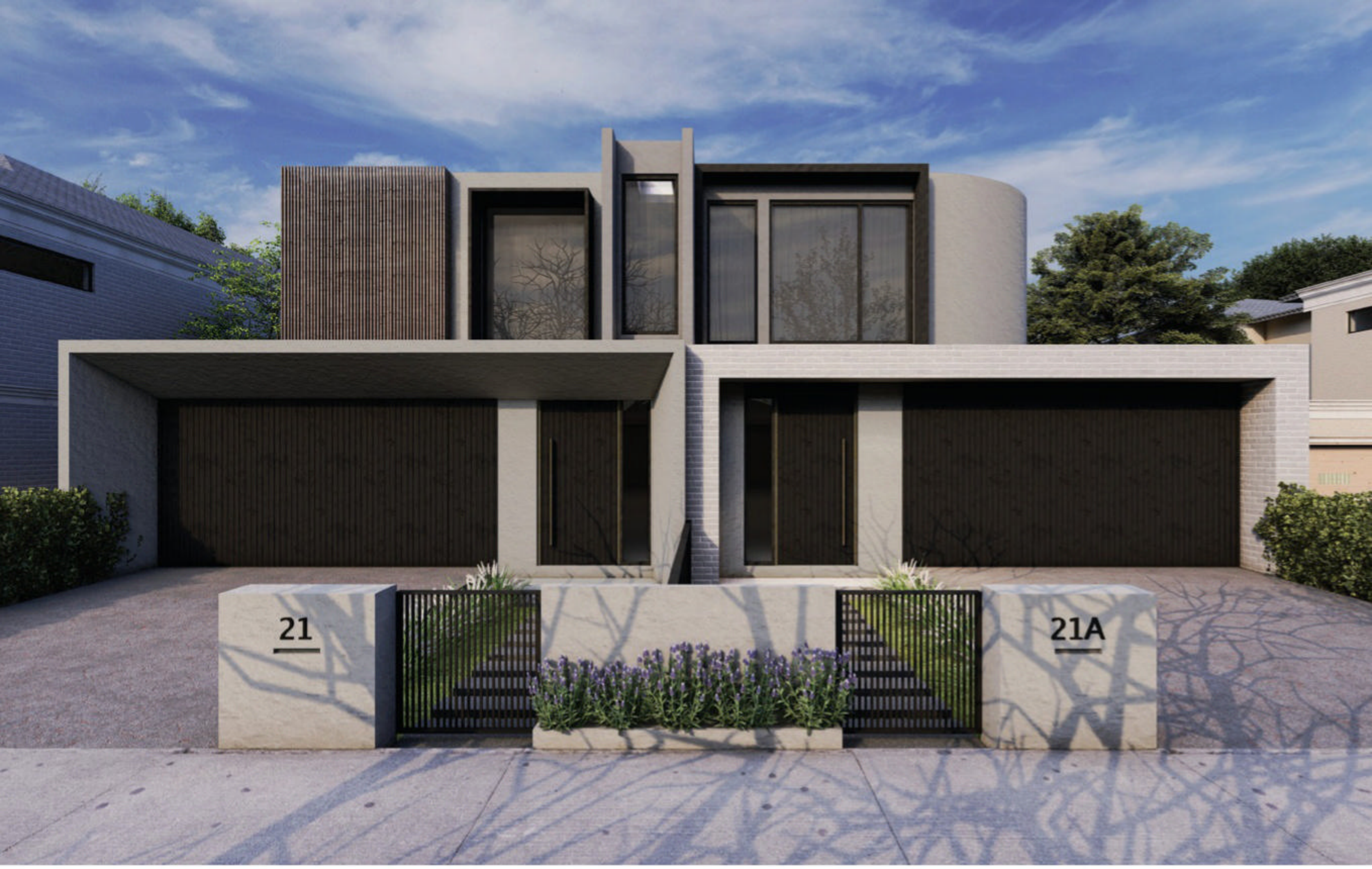
Instagram: @dpv_construction

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Grand glass doors open-up to a cosy alfresco area, forming the bridge between the interior and exterior. This seamless flow makes this home an entertainer's paradise and allows the homeowner to truly capitalise on all the available space.

Specialising in bespoke projects, the team at DPV Construction love a challenge. With a unique outlook and high attention to detail, DPV Construction sets itself apart in the industry through its dedication and attentive approach to each project that the company undertakes.

With a focus on renovations and extensions across Melbourne's eastern suburbs, revitalising tired homes is the company's speciality, as the team take great care to pay homage to the original home and features. DPV Construction is committed to high-quality workmanship, excellent customer service and professional business practices, allowing the company to foster long-term relationships with its clients. The team's top priority is delivering the project that you desire, and will go above and beyond to tailor everything to your personal needs. Head to DPV Construction's website to find out more about the team's unique service.



## RM ARCHITECTURE + INTERIORS

# DISTINGUISHED EXPERTS

### TASTEFUL USE OF SPACE

Sleek and polished, this standout project by RM Architecture + Interiors utilises space to present modern, stylish designs. Contemporary techniques and trends are boldly on display in these idealistic renders. The countenance of the unit development reflects an expert blend of materials and techniques that make for a stunning combination of contemporary opulence, and is only one example of the broad range of aesthetics masterfully designed by RM Arthitecture + Interiors.

The winding staircase centrepiece efficiently uses its surroundings to allow for a variety of interior design choices. The gentle colour palette coupled with the stark white walls and banister breathe brightness into the room and mitigate any dark and lonely corners. Acting as the first room welcoming homeowners through its exquisite matte doors, this embrace of natural light sets the mood for occupants, who will carry it throughout the house.

Showcasing comfort and quality, the multifunctional area permits a variety of uses enjoyed by homeowners and their guests. Spatial freedom leaves room for movement and leisure, creating a sense of inspiring openness. The comfortable reading nook is both separate and connected with a picturesque view of outside – the perfect place to curl up with a book and escape everyday stresses.

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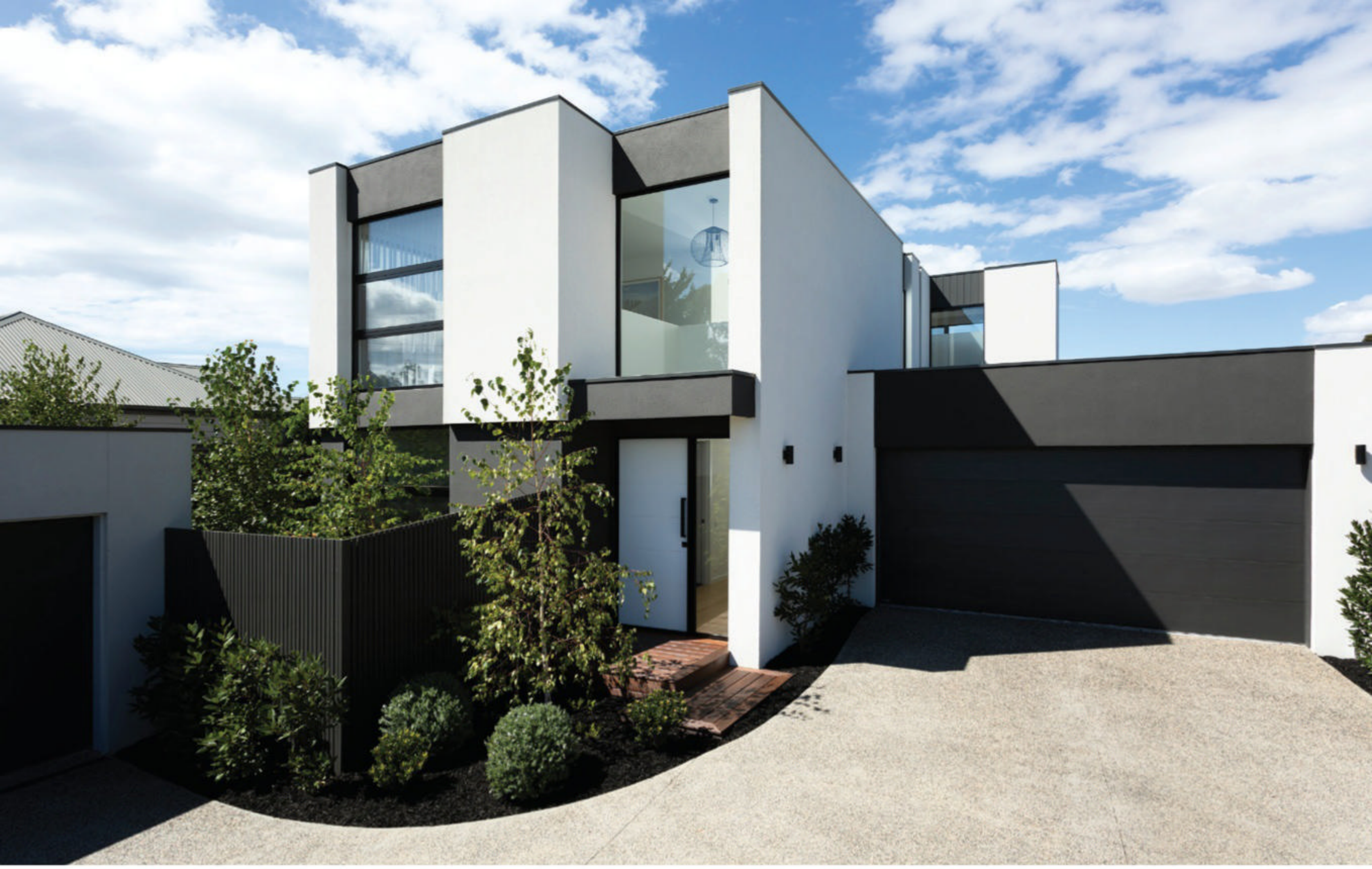
SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Focusing its efforts on Melbourne and its surrounding areas, RM Architecture + Interiors has been designing homes for more than 11 years. In an exciting new development, RM Architecture + Interiors proudly announces a recent expansion in its services to include interior design. This move was made to help streamline the production process and strengthen the effectiveness of its finishes.

Being a formidable competitor in the industry, RM Architecture + Interiors boldly and effortlessly tackles up to 150 projects each year, delivering excellent, high-quality architectural designs for its valued clients. As a proud member of the HIA, RM Architecture + Interiors sets itself apart from other firms by cultivating and maintaining strong connections with clients. Its products and services are delivered with a glossy, detailed finish to appeal to contemporary trends, and its unrivalled reputation reflects the team's high level of care and consideration to ensure client satisfaction.



## THIRD ELEMENT STUDIO

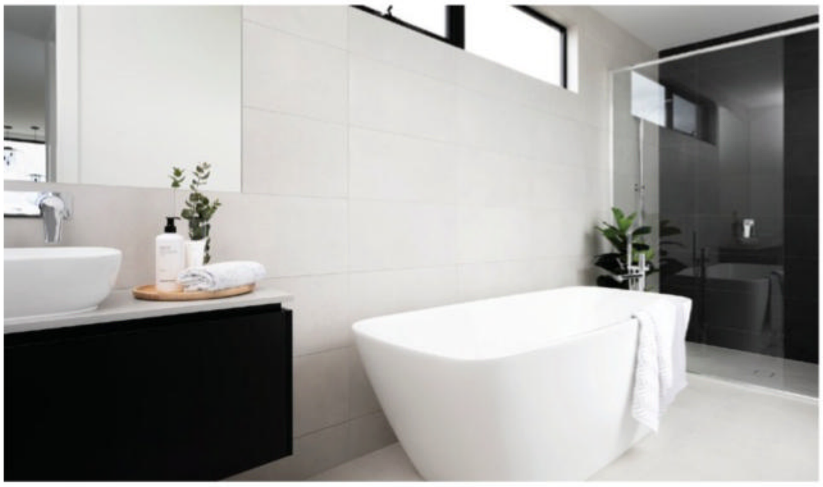
# SIMPLY STUNNING

### AN EXQUISITE USE OF SPACE

Thoughtfully designed and impeccably finished, this townhouse design by Third Element is a testament to what can be achieved using clever design principles on a smaller site. This property is the rear home of a two-unit block, with an existing dwelling and common driveway that had to be observed in the design. Third Element Studio masterfully positioned the spacious living areas of this home away from the existing dwelling to create the sense of a private sanctuary, which maximises the availability of natural light.

This design is contemporary and modern yet still provides a sense of homeliness and welcome. Stark whites contrasting deep blacks throughout the home feel clean and crisp, while oak floorboards and stairs add warmth and character. The home is designed to make each space feel as large as possible, with an open-plan living arrangement and floor-to-ceiling sliding doors that ensure that the area is light-filled and flows effortlessly.

The main bathroom is well proportioned and luxurious, boasting a generous, freestanding bathtub and double-vanity sink, making it feel like an at-home spa. Cream tiles pair with bright, white porcelain to brighten the room, while a black feature wall in the shower adds depth and a contemporary aesthetic that elevates the rest of the home to a modern era. This project was completed by build partner Dema Constructions with sustainable design and build principles considered throughout resulting in a highly efficient and effective home.



CONTACT

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SCAN TO VIEW

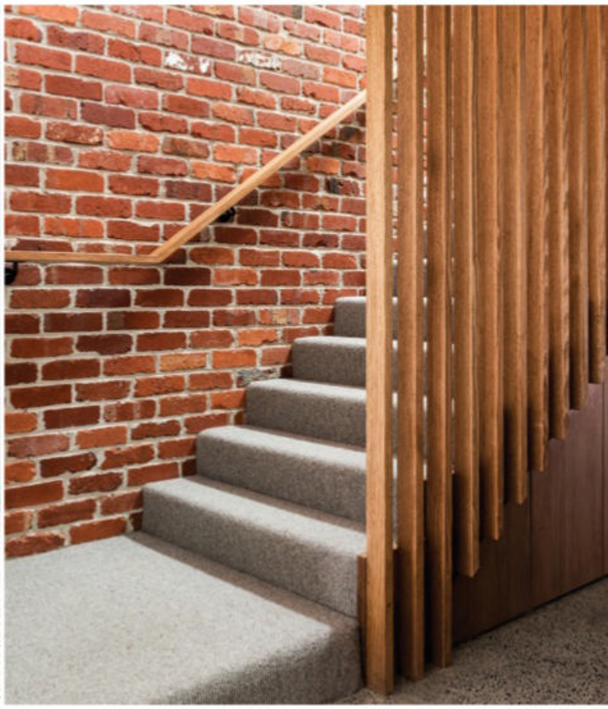
ADDITIONAL PROJECTS ONLINE

Third Element Studio is a boutique design studio situated on the beautiful Mornington Peninsula. The company services clientele all across Melbourne, finding creative solutions to tricky blocks and delivering eye-catching, architectural masterpieces. The team has the expertise to handle just about any project, from a smaller renovation to multi-unit developments and even commercial designs.

As a member of the Building Designers Association of Australia (BDAA), Design Matters National, and the Victorian Building Authority (VBA), you can trust that Third Element Studio will handle the creation of your design with integrity and professionalism. The company has also even been granted the Residential Alterations / Additions up to $500,000 award by the BDAA, a true testament to the craftmanship of this dedicated team.

If you're looking for a designer to turn your dreams into plans, get in contact with Third Element Studio today. Your vision, brief, and budget will be thoroughly considered in the creation of a space you can call your own. The team is always ready to accept a call or email, and you can book a free consultation through the website to discuss your idea.

*Better living, made possible by Wardle Design*



To build a house is one thing, but better still is to create a space that becomes a home. This is what we do at Wardle Design- create spaces that enable people to live better. Every project and every client brings its own unique combination of people, place and purpose. We engage with the complexity of these factors by serving the unique needs of the site, community, environment and the occupant whilst balancing liveability, feasibility and sustainability.

Deeply rooted in our community in the inner north, and committed to our practice across Melbourne, our core purpose is to design innovative, custom, affordable homes that people love to live in for today and their 'tomorrow'.

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*Every great project starts with a conversation.*
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599 Gilbert Road,
Preston Victoria, 3072

info@wardledesign.com.au

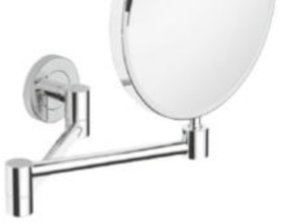
1300 933 744

**wardledesign.com.au** |

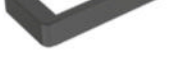
# *A Touch of Drama*

This bold bathroom featuring Argent Australia products is a modern masterpiece. Incorporate a touch of dramatic flair to your bathroom with these pieces.

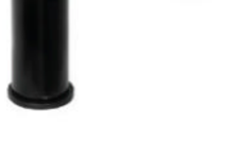
**Magnifying Mirror Wall Mounted**
RRP $219
www.argentaust.com.au



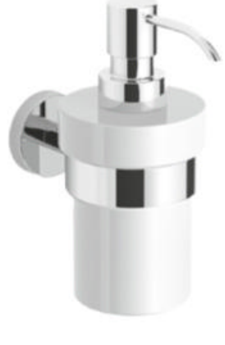
**Mondrian Neu 300 Hand Towel Rail**
RRP $169
www.argentaust.com.au



**O.Novo Basin Mixer**
RRP $429
www.argentaust.com.au



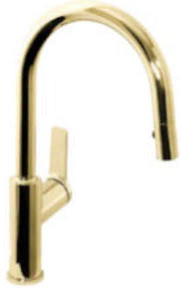
**Focus Liquid Soap Dispenser Ceramic**
RRP $119
www.argentaust.com.au



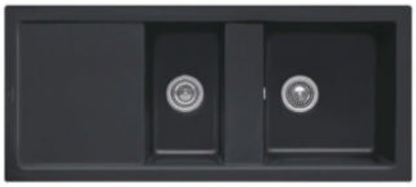
# *Modern Comfort*

Soft yet stylish, this stunning kitchen featuring more products from Argent Australia is a love letter to kitchen enthusiasts. Inject some contemporary gold and black touches to your own space.

**Architectura Kitchen Mixer Pull Out Spray – Brushed Gold**
RRP $549
www.argentaust.com.au

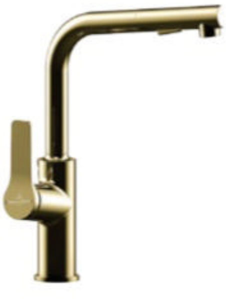


**Subway 80 1160 1 & 3/4 Sink – Ebony**
POA
www.argentaust.com.au



**Food Board Suit 350x400 Sink**
RRP $139
www.argentaust.com.au

**Architectura S Kitchen Mixer Pull Out Spray – Brushed Gold**
RRP $599
www.argentaust.com.au



## MAKING PLANS BUILDING DESIGN

# MASTERS OF DECADENCE

### IMPECCABLE HOME DESIGNS

Delivering style and sensation, Making Plans brings you the best in contemporary residential design. Each and everyone one of its breathtaking houses optimises the space around it, considering the important details both inside and outside the floorplan. As a versatile company, Making Plans ensures that outdoor features and landscaping enhance the façade of its houses, regardless of the land size.

Having experience incorporating pools and tennis courts into its homes, Making Plans has the expertise to handle all the needs and desires of its clients. Whether it's sweeping landscapes or element-resistant outdoor alfrescos, Making Plans has a team of tried-and-true professionals able to deliver excellent quality results that go above and beyond client expectations.

Making modern magic, the company is known for its sleek and sharp styles. If you're looking for stunning finishes that give your home that much-desired 'wow' factor, Making Plans is the perfect fit for you.

CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Specialising in custom homes, renovations and innovative boutique developments, Making Plans is an award-winning building design practise that prides itself on innovative, contemporary designs. Based in Geelong, Making Plans is committed to matching quality with excellence, offering distinctive, unique designs with cost-effective materials and techniques.

Known for its light-filled spaces and naturally comfortable interiors, Making Plans uses energy efficient passive solar design principles. The company is committed to seamless indoor and outdoor transitions, ensuring temperature-controlled environments that withstand weather conditions all year round.

As a professional home designer, Making Plans uses only the best quality materials to develop its projects. Working alongside award-winning builders, the company guarantees modern and sustainable home designs that consciously consider its environmental footprint. Outside of residential designs, Making Plans also provides services for interior and landscape design as well as 3D visualisation. Contact Making Plans for a quote today.

**BD BUILDING DESIGN**

# AWE-INSPIRING DESIGNS

## MORNINGTON PENINSULA MASTERPIECES

BD Design Building is a master of contemporary and practical home designs. Making the most of any available space, the company is notably exceptional at homes of grandeur. High ceilings and voids feature throughout these incredible projects, opening up the spaces and allowing homeowners to relax in the luxury.

Blending the traditional with the modern is another cornerstone trait of this impressive designer. Nostalgic and comforting elements such as weatherboards and shaker-style cabinetry combine effortlessly with the luxuries of modern living such as generous bathrooms and well-equipped kitchens. These homes are eclectic wonders that are as artistically stunning as they are functional.

Each design is perfectly executed to the desires and personalities of the individual client, taking into account the block size, surroundings, and tastes of the homeowners. A BD Building Design home is sure to 'wow', incorporating all the necessities and indulgences that a modern Australian family could ask for.

28
LINDENDERRY

CONTACT

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SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

*Bottom right image courtesy of Jimmy's Projects*

Based in the picturesque Mornington Peninsula, BD Building Design has worked closely with valued clients for years to create stunning homes in the area. The company is a boutique designer, taking pride in providing quality customer service to each client and ensuring every project is delivered on time and within budget.

Bryce Dowling, owner and senior designer, brings more than ten years of priceless industry experience to every project he takes on. Each client can be sure that they will be effortlessly guided through the creation of their new home by Bryce, who is himself a registered building practitioner with the Victorian Building Association (VBA).

BD Building Design is willing to take on any project, from small renovations and extensions to new homes. The company has cultivated an outstanding reputation within the industry and has long-standing relationships with builders and developers alike, ensuring that your project will be of the highest quality.

MELBOURNE
# HOME
DESIGN + LIVING

NORTON BUILDERS
UBER LUXE LIVING
HOME
Norton Builders
Norton Builders

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www.homedesignandliving.com.au

# HOME DESIGN – BUILDERS

Mango Property Construction

# BUILDING DREAMS

By Katie Livingston

**From a young age, most Australians have imagined and reimagined their ideal home, daydreaming about all the extravagant extras and grand features that their perfect abode would include. While in theory actualising this dream is simple, in practise building your dream custom home involves a lot of planning, decision-making, compromising and, above all, the help of an expert builder. Here, *Melbourne Home Design + Living* chats with Catherine and Rami Boktor, the two proud owners of a brand-new, groundbreaking custom home, about how they navigated the construction process and share their advice for readers embarking on their own journey into custom-home ownership.**

The Boktor's magnificent home is truly an architectural marvel, and it was architecturally designed by Sync Design to embody a high-end feel; featuring exquisite stonework from Signorino Tile Gallery, Woodcut flooring and luxury appliances and fixtures from Sussex Taos, Schweigen and PITT. The experts at Kabsav Projects navigated the entire construction and project management process to realise this outstanding build, and worked closely alongside our two homeowners throughout. Come with us, dear reader as we ask the Boktor's to share their experience and guide us as we delve into the process of crafting your dream home.

**KL: What was your vision for you home?**

**CB+RB:** Our vision for the home was a high end, luxury feel. We really wanted to replicate that feeling that you get when you enter an expensive, luxurious hotel or resort. A big focus was finishes and materials, thus the vast amount of stone and American oak that has been used throughout the home.

**Were there any 'must haves' that you wanted in your new home?**

**CB:** One must have was to use stone from floor to ceilings in the bathrooms. I really think it cheapens the look when tiling it stops three quarters of the way up. Another must have was luxurious carpet, as you can really feel the difference when you step on cheap carpet. Curves, curves, curves! Another must have, which we added in various ways throughout the property.

**During the planning process, where did you get your inspiration from for your new home?**

**CB:** My husband and I love property and interiors. We are constantly attending property inspections, screen shotting images from social media and so on. We have two favourite properties in Toorak in particular and our home was basically a blend of the two.

**What brief did you give Kabsav Projects?**

**CB+RB:** Our brief was a high-end, luxury build. To not cut any corners or use cheap materials or trade. This home was a very expensive build, one of Sync Design's best projects, their 'hero' project that they use to get new business, so it was very important that it was done well.

**Where there any challenges with the construction of your property?**

**CB+RB:** Our build was right in the thick of the COVID lockdowns. There were shortages of materials and restrictions of the number of people on site. Kabsav were great in that they offered alternative materials to us to keep the project moving and also cleverly rotated their staff during the restrictions so that the project timeline was not severely impacted.

**How long did the process take from design until move in? And how did this compare to expectations?**

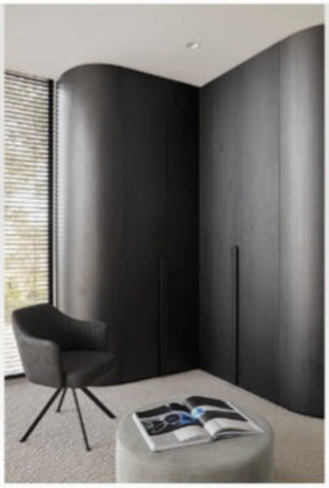
**CB+RB:** We started our build in February 2021 and moved in April 2022. Original handover date was February 2022, but given all the challenges with COVID and the complexity of the build and project, I think the turnaround was pretty good.

**Are you happy with the end result of you home? How does the finished product compare to the property you first envisioned?**

**CB:** It is honestly the most beautiful home I have ever seen. I feel honoured to be in here. I still walk around and can't believe what I see. The ideas that I had in my mind and how I thought they would turn out are so much better in real life.

**What made you choose Kabsav Projects as the builder for you home?**

**CB+RB:** We inspected a property they built that was a very similar look and feel to what we were going to build. The build and finishes were flawless. You could tell they used great trades. After meeting Matt and



Vinnie, we felt comfortable with them as people too. They were very easy going and accommodating. It's such a long and tedious process, so it's important to engage builders that you get along with.

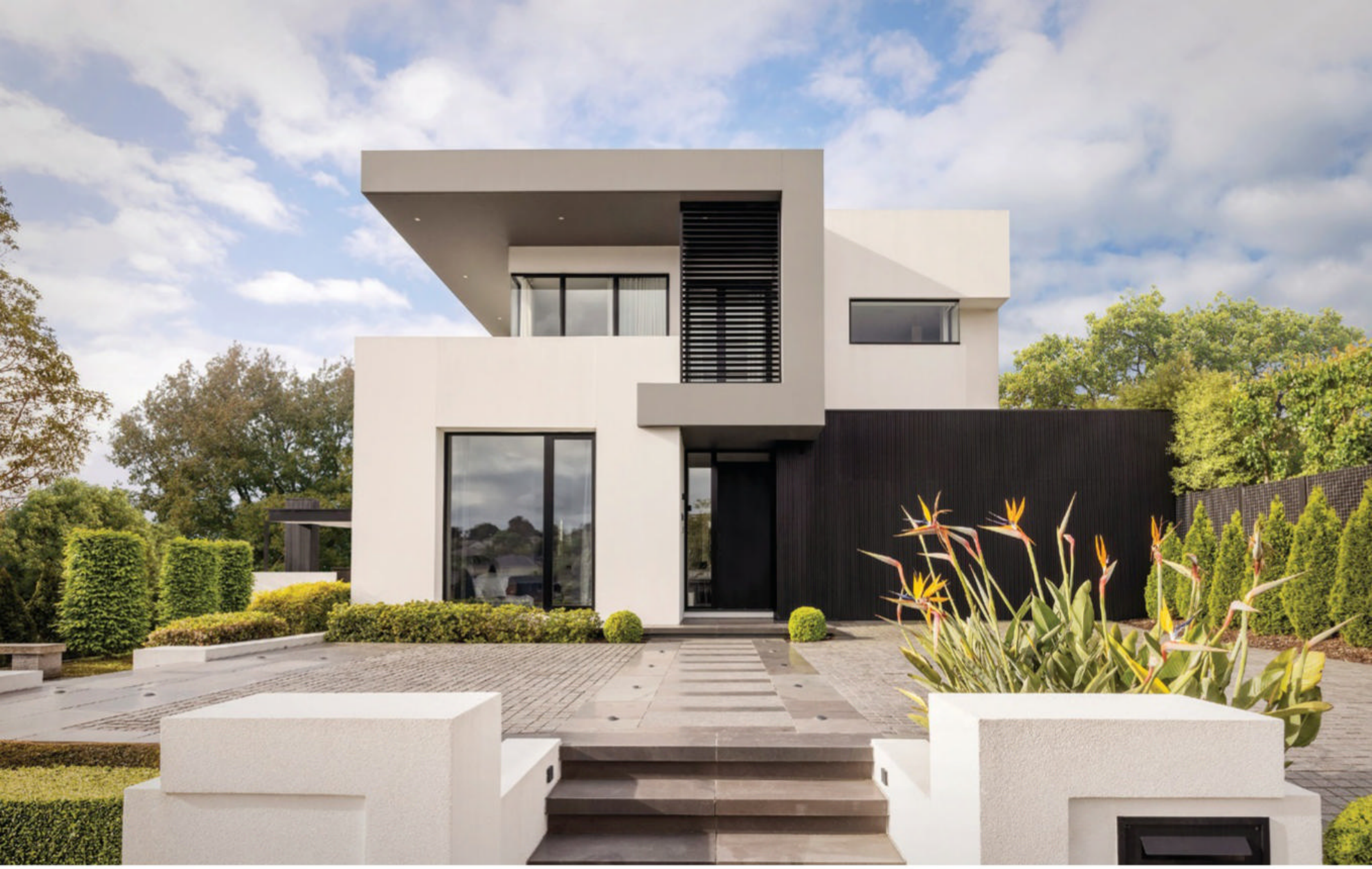
**How did you find working with Kabsav Projects?**

**CB:** Vinnie and Matt are both very easy going and down to earth. I am a very fussy client and very interiors focused. I was constantly coming up with new ideas and requesting changes along the way, both were very accommodating. Nothing was ever a problem and I never felt like I was a burden. I think if it were any other builder they would have lost their patience with me very early on! We were also allowed to visit the site as often as we wanted, which was really important to me. I know a lot of builders are very strict with this and you need to make private appointments to visit.

**Would you recommend your Kabsav Projects to readers searching for a builder for their own homes?**

**CB+RB:** Yes absolutely. You can rest assured that they will deliver on time, not cut corners and ensure that you are thrilled with the end result. All of Kabsav's trades are top notch. They are luxury builders, but their pricing is very competitive compared to other luxury builders in Melbourne. I also really admire that we communicate and work on the project as a team, instead of being spoken down to. We met a few other builders that were a bit arrogant and dominant and this is not something that you want to confront on a daily basis for more than a year.

*Photography by Jack Lovel*



**ENGLEHART HOMES**

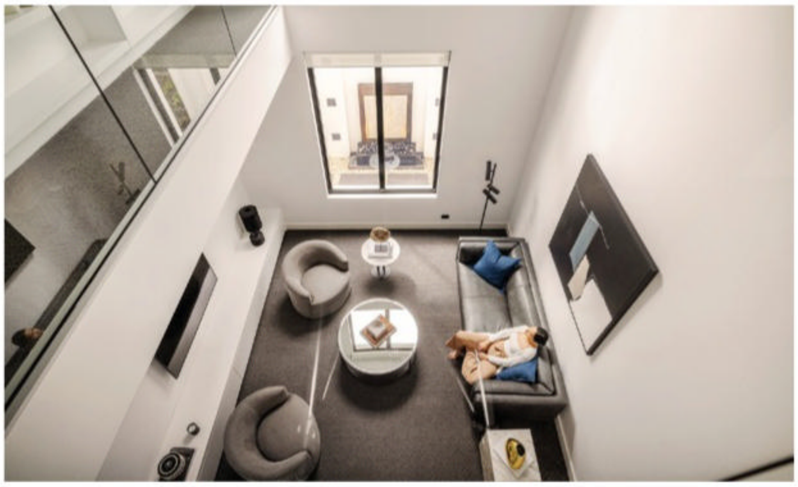
# SUSTAINABLE INDULGENCE

## MODERN WRAPPED IN HEAVENLY HARMONY

A double-storey delight, 'The Kooyong' boasts a lavish 553sqm floorspace that substantively captures the prestige and intelligence of contemporary residential design. Drawing inspiration from architectural geometric articulation, The Kooyong was conceived, designed and built by the team at Englehart Homes.

With an upper-level cantilevered balcony and fashionably arranged renders, timbers and glazing, the captivating countenance of the house daringly displays the magnificence of modern design. Large and distinct, the simplistic and precise style of The Kooyong's strong, clean edges dictate the eye. Its impressive presence inspires awe and attraction. The catwalk path leading to the entrance alone has been designed to feel extravagant, where every person, from homeowner to guest, is made to feel like a star.

Seamless transitions blend indoor and outdoor entertainment areas, with several luscious living zones, ergonomic workspaces and serene sanctuaries. Natural light is abundant both in the interior and exterior areas, allowing for a more spacious and relaxing ambience. This carefully streamlined, efficient design is a shameless celebration of masterful modern living.



Expert blends of varied textures throughout The Kooyong's interior provide a subtle balance that reflects elegant and blissful tones. Some homes struggle to find that sweet spot for spaces that tiptoe between privacy and openness but, thanks to the capable skills of the Englehart Homes team, The Kooyong pulls this off effortlessly. There's an abundance of space to be found everywhere, from the minimalistic yet tastefully designed bedrooms to the multi-functional communal areas. This versatile combination allows the interior to maintain its spectacular sense of style without compromising on essential family comfort.

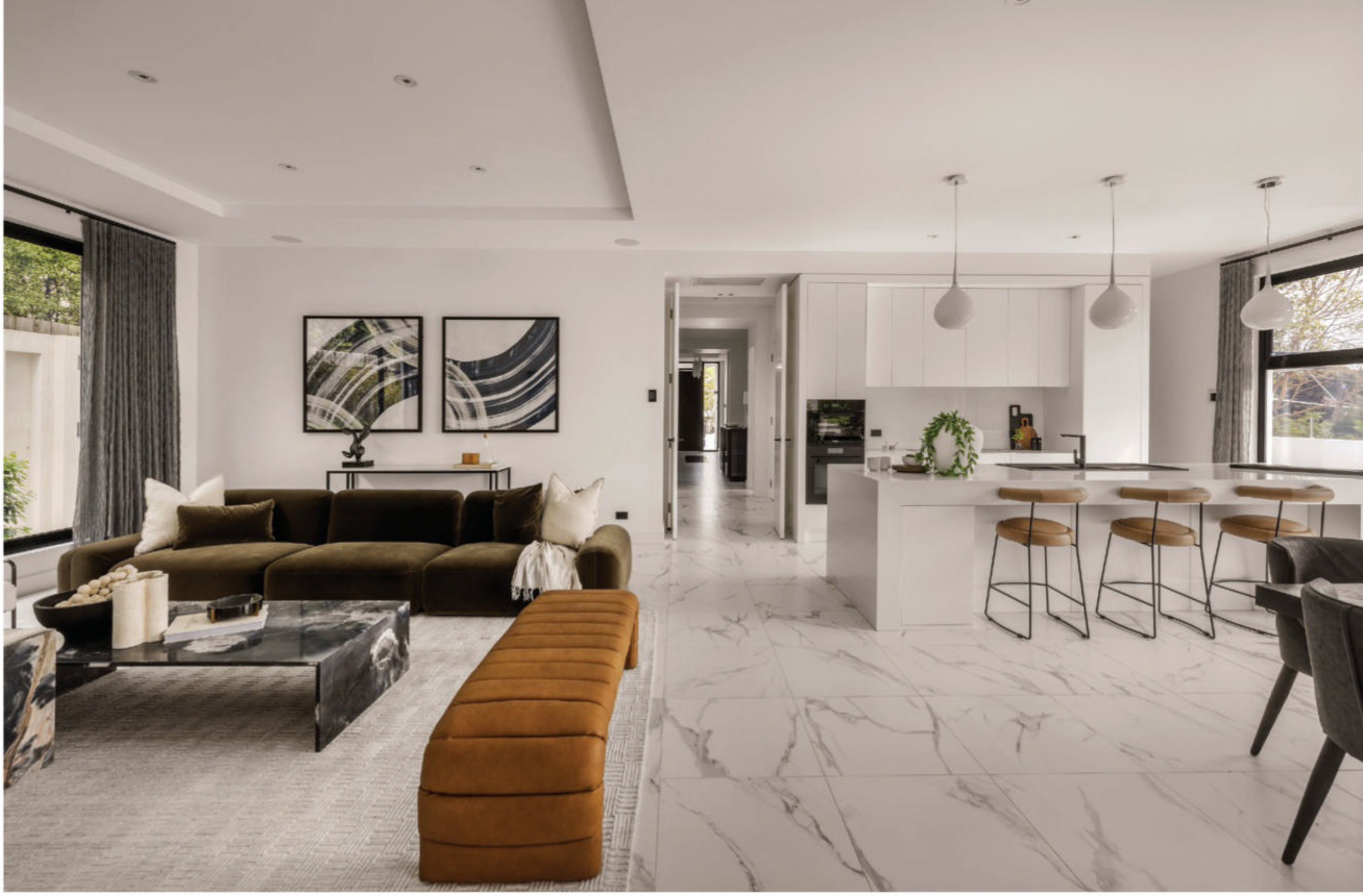
Unapologetic in its extravagance, The Kooyong boasts a 28sqm bedroom with an open dressing room, a wrap-around terrace and an expansive en suite. All these elements of luxurious functionality compose a space that is a statement in its own right, from the variety of cabinetry afforded by the dressing area along with seating and bench space, to the stunning bathroom with its floating double vanity, freestanding bath and double-length shower.

In addition to the excellence of the master suite on the top floor, there are three queen-sized bedrooms, each equipped with their own en suite and walk-in wardrobes. Tucked away in the upper corner of the home, these rooms provide essential privacy for family members and guests.

Though The Kooyong is a statement of modern opulence, its design was conceived and executed with sustainability in mind – a fabulous touch to further solidify this home as a marvel of contemporary luxury. With a class-leading 6-star energy rating, Englehart Homes incorporated eco-friendly features into The Kooyong to comply with the company's self-committed environmental integrity.

Using low-energy GreenSmart features, The Kooyong boasts double-glazing and passive solar design to regulate orientation and thermal mass, with temperature-calibrated room zoning, weather-protected entries, external door seals and 75-millimetre-thick upper-level Hebel flooring for superior insulation properties.

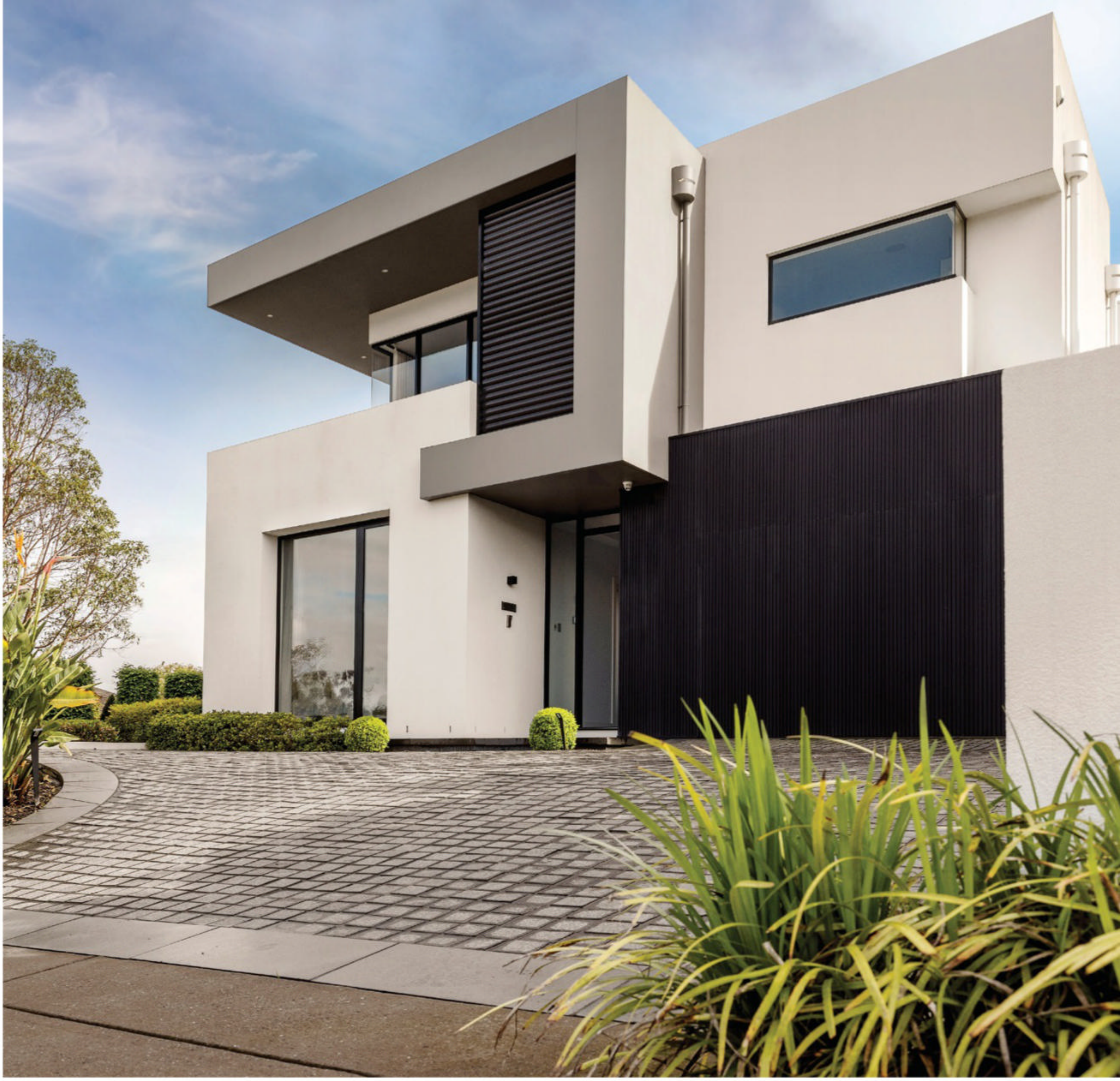
Homeowners enjoy optimal comfort all day and night while still steadfastly committing to sustainable results, with no compromises for weather conditions or harsh temperatures. This future-focused combination of passive and active techniques reflects Englehart Homes' investment in a sustainable future for everyone.



The kitchen, living and dining area can all be enjoyed collaboratively and separately, signalling subtly by the design of the ceiling – sunken with in-built lights for the living area, yet level and smooth with hanging lights for the kitchen and dining. Positioning of the windows also gently contribute to this magnificent illusion, as wider framing is allocated to the lounge and dining to embrace natural lighting and openness. Fine porcelain tiles tie all these areas together and continues through to the ground floor bathrooms for cohesion.

A beautifully integrated kitchen with sleek custom-made cabinetry connects to a spacious butler's pantry, providing ample storage for all of life's tasty indulgences.

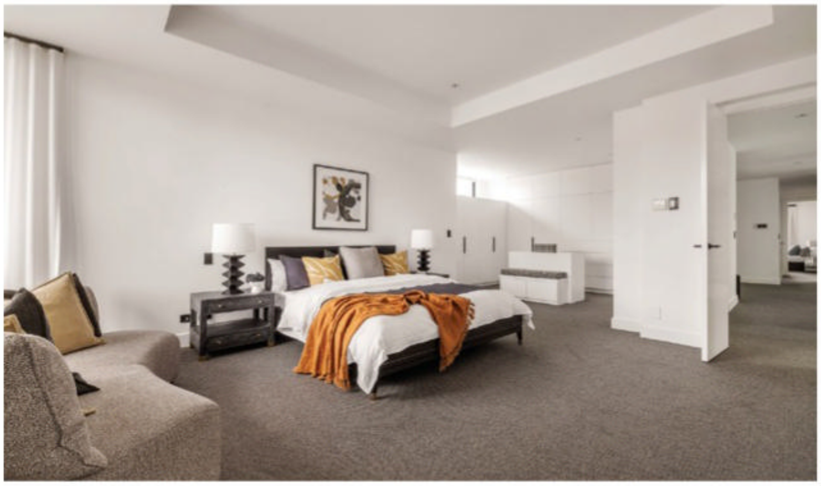
Nothing imposes and nothing overstates in this area of the house, creating seamless cohesion that encourages fluid movement. It is the ultimate entertainment area, providing plenty of room for dinner parties and game nights. Expertly designed, a double-rear study exists concealed behind the living area's entertainment wall, working as a sanctuary of privacy away from the centre of the house's excitement.



The craft and creativity of this breathtakingly straight and true masterpiece accommodates for all needs and desires, from its uncompromising versatility of space to its distinct style. Additional features, such as the camouflaged double garage door or the central library opening up to a striking glazed double-height void, make The Kooyong a gift of endless flourishes and surprises.

Luxury is far richer and more complex than a single style, product or material. Instead, true luxury must be deeply infused in everyday life, an ethos that is expressed in Englehart Homes' innovative, light-filled series of architectural plans, supplemented by flexible living areas, boutique interior finishes and purpose-designed spaces.

According to Englehart Homes, a new home forms the foundation of a life well-lived, promising the future while framing the present. A home must be flexible enough to adapt to residents' evolving needs, yet strong enough to remain constant in the wake of life's turbulence. For that reason, Englehart Homes goes far beyond construction, service, design or style.



CONTACT

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SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

There are few undertakings more important than being able to envisage, plan and bring to fruition an exceptional family residence with unrivalled comfort, exceptional ergonomics and sumptuous aesthetics. That's why the team at Englehart Homes are masters in helping you realise your vision, whatever form that may take, with dedicated design and building experts who have been crafting homes for more than four decades.

Many of its renowned homes have received prestigious awards and widespread acclaim: Englehart Homes is a multiple HIA award winner, including Best Display Home Over $750,000, and a Best Custom Home.

To gain a genuine appreciation for The Kooyong's pitch-perfect sense of style, liveability, and unrivalled luxury, seeing each of its richly detailed features in person is a must. The Kooyong is ready for your inspection now, with extended guided tours available, or visit the Englehart Homes website to view its wide variety of other display homes.

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*HIA Housing Awards Winner 2022 Townhouse/Villa of the year*
*HIA Housing Awards Winner 2022 Townhouse/Villa Development over 500,001K per dwelling*
*HIA Housing Awards Winner 2022 Townhouse/Villa Development of the year*

Norton Builders is a boutique design and construction company that is based in Black Rock, Melbourne. A second-generation family owned business that commenced trading in 1958.

Norton Builders is led by a dedicated team of design professionals with an array of experience in the design and construction of Contemporary, Classic, French Provincial and Hamptons style homes. We specialise in new homes and Dual Occupancy Dwellings.

Operating throughout Bayside, Melbourne and the Mornington Peninsula. Norton Builders is proud to build award winning homes of distinction and pride ourselves on exceptional customer service. We realise that no two families are the same and enjoy the challenge of completing  homes that reflect your individuality and style.

**Norton Builders**
92 Bluff Road, Black Rock VIC 3193
**Tel** + 61 3 9598 8464     **Email** info@nortonbuilders.com.au

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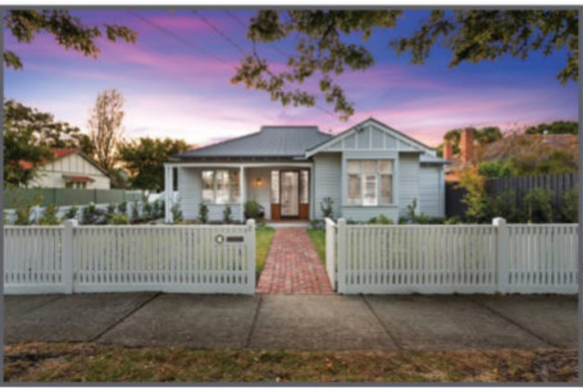

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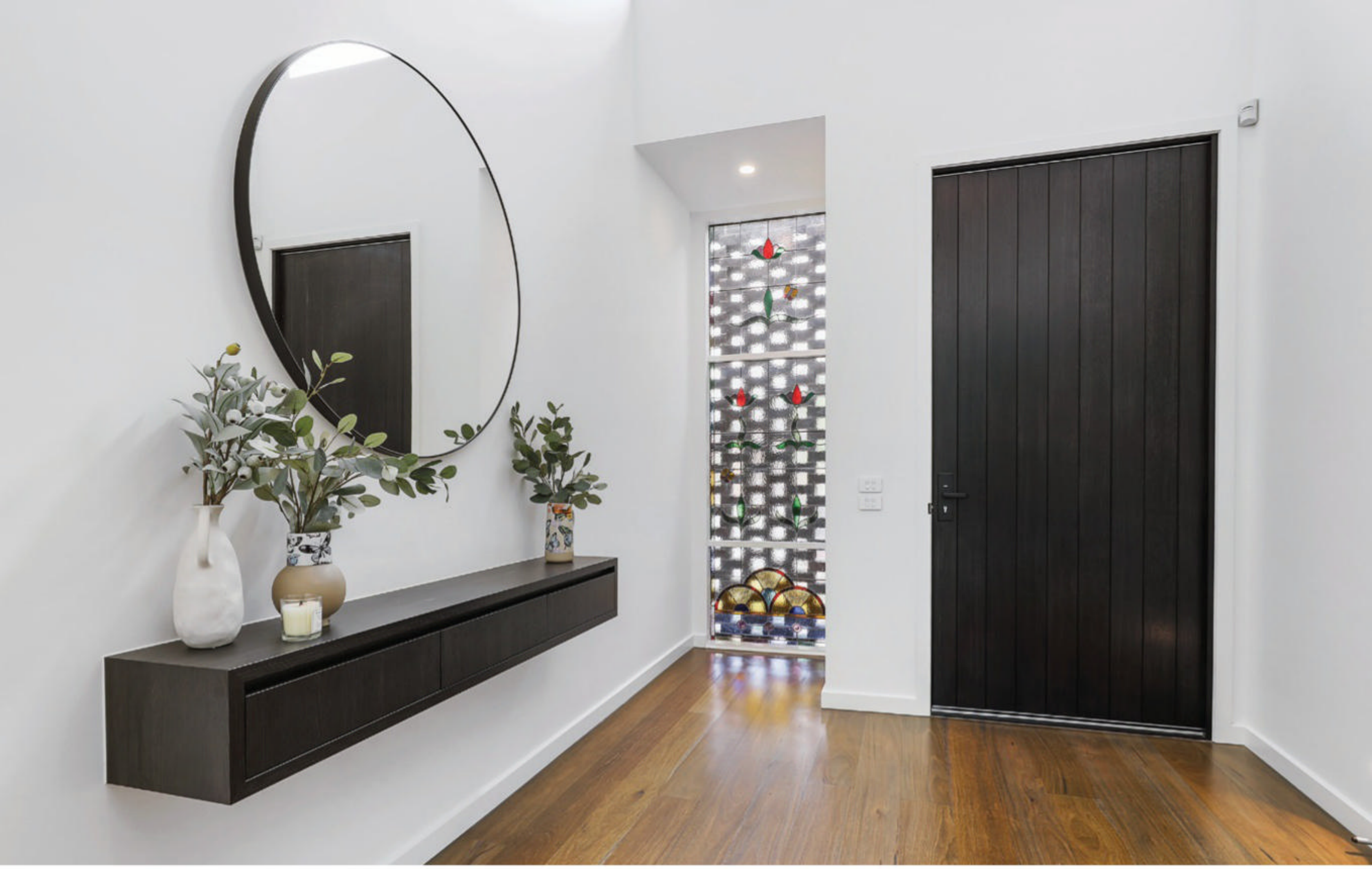


**NORTON BUILDERS**

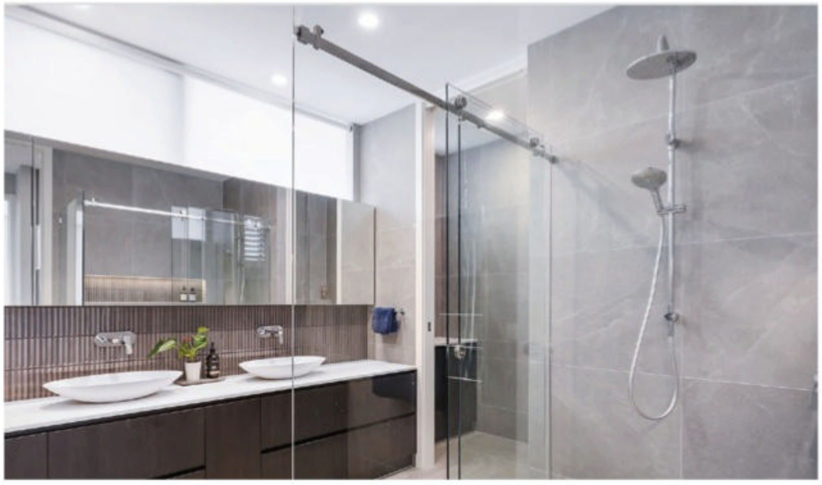
# A PERFECT PLACE

## WHERE GRANDEUR MEETS COMFORT

Unapologetically bold, this spectacular modern home was built by the multi award-winning team at Norton Builders. Modestly presented, the exterior of the house's façade showcases Daniel Robertson bricks with a grand timber entry door and clear storey highlight windows. The perforated brick feature is a uniquely crafted touch that subtly hints at the detail-oriented interior.

Venturing through the timber doorway, homeowners and guests are greeted by a grand entry hall with four-metre ceilings bathed in the natural light streaming in from the highlight windows overhead. Hidden like a treat for the curious is also the beautifully crafted stained-glass window emphasised by the patterned light illusion of the perforated brick feature.

Graced by the brilliance of the solid timber flooring, the kitchen has an indulgent amount of space, from abundant cabinetry to the butler's pantry tucked away behind the main kitchen, living and dining area. A lowered ceiling over the kitchen adds versatility to the multi-functional space that subtly separates this area from the rest of the room without fracturing the open-plan feel.



Equipped with a diverse range of cohesively selected materials, the bathrooms boast a fancy finish sure to impress. 'Kit-Kat' tiles were used for the splashback, its grey tones tying in well with the dark wood of the vanity and the gentle stone of the walls and floor. Sweeping stylishly above the modern sinks is a mirror that reflects the entire bathroom, giving it a sense of grandeur.

Fusing comfort with luxury, the ceiling broadens the lounge area to give it an airy feel. A Jetmaster fireplace contributes to the space's cosy ambiance, along with tactfully positioned highlight windows to beckon in sunlight. Ample room elevates an already stunning entertainment area, making it perfect for large families or social gatherings.

Continuing with its flourishes of luxury, the alfresco proudly boasts skylights and a ceiling fan for outdoor heating and cooling, with a fabulous pool that can be viewed from both the indoor and outdoor seating areas.

CONTACT

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Instagram: @nortonbuilders

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Norton Builders has been delivering superior designs and exceptional construction since 1958. A second-generation family-owned business, Norton Builders values premium customer service, attention to detail and commitment to bringing clients dreams to fruition. The team are passionate about the craftmanship and creativity that goes into building boutique and bespoke homes for each client.

Norton Builders goes above and beyond to make sure its clients are satisfied. Regular meetings with the clients mean that they can be informed on the project, and it also ensures that constant and positive communication is maintained throughout the process. The family at Norton Builders has constructed more than a thousand homes in the last five decades, establishing a reputation as a reliable and resourceful business.

Recognised for its exceptional design work, Norton Builders has received HIA Victoria Custom Built House $500,000 to $700,000 in 2015 and more recently, HIA Victorian Townhouse/Villa of the year in 2021 and 2022. The company is a member of both HIA and Master Builders Association and services Bayside, Melbourne and Mornington Peninsula.

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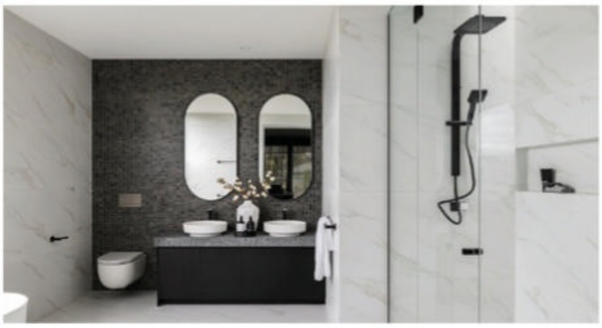

## 152 Patterson Road, Bentleigh

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**1104- 1108 Toorak Road, Camberwell**

**1300 062 778**
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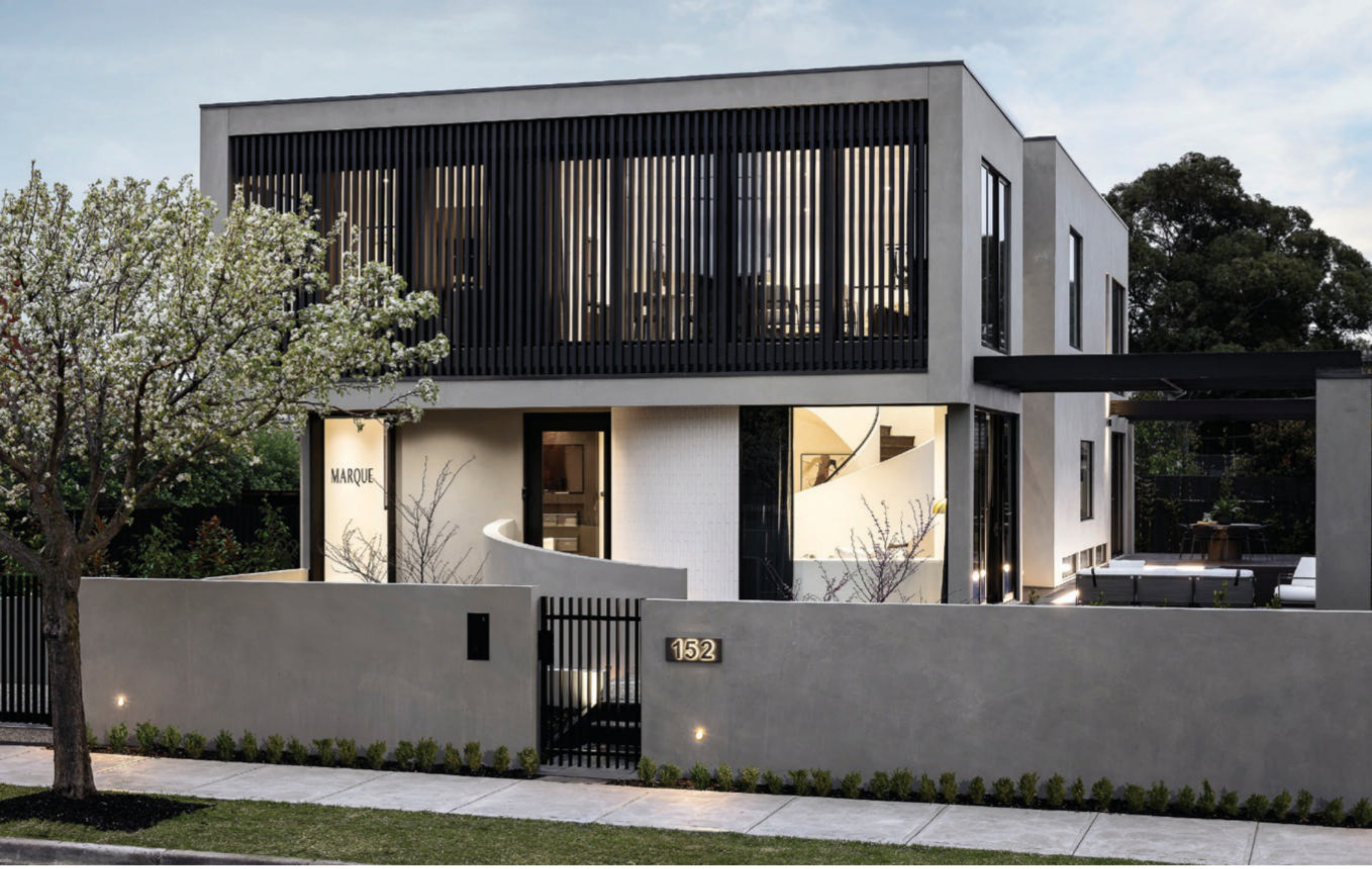


## MARQUE PROPERTY GROUP

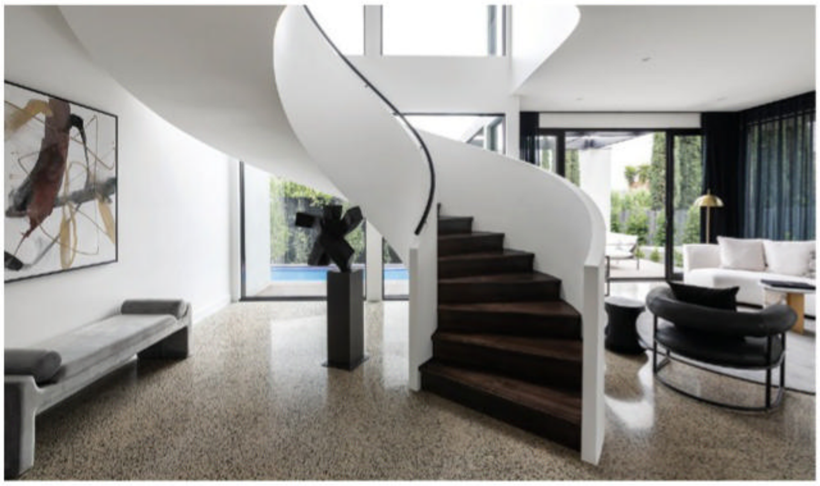
# IMPRESSIVE INNOVATION

### LUXURY LIVING WITH COMFORT AND STYLE

In a league of its own, the 'Patterson' is an extravagant show home demonstrated in Bentleigh by Marque Property Group, and stands as a testament to the modern age. Innovative architectural choices throughout the design create a one-of-a-kind masterpiece that invigorates and excites. With an open-plan structure and seamless flow throughout the spaces, this home is the definition of luxury.

The truly unique aspect of this home is the recurring use of curvature throughout the property. The showstopping centrepiece is the curved staircase, majestically ascending to the first floor. This design feature is echoed in the breathtaking arched doorways that lead to the guest suite. The continued use of these curved elements creates a sense of cohesion and harmony.

Luxuriously large windows have been fitted at every available opportunity allowing for an abundance of natural light to fill the home. Over the dining area, the full height of the house has been used to create gloriously high ceilings, adding a sense of grandeur and extravagance.



Marque Property Group expertly created a contemporary open-plan design including a basement, lift, and multiple internal and outdoor entertaining areas to service every member of the family.

To achieve the desired open-plan effect, the team opted for minimal hallways and unconfined spaces, allowing for all living areas to effortlessly flow into one another. This gives the family plenty of space to spread out and relax throughout the separate living areas.

Outside, three separate entertaining areas make the most out of the available land. A generous outdoor deck surrounds the ground floor, creating easy access and movement from in and out of the home. A private balcony was also constructed off the master bedroom, an added element of luxury and comfort.

CONTACT

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Website: marque.com.au

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Operating with more than 35 years of expertise, Marque Property Group specialises in delivering only the most exquisite luxury homes. The highly qualified team works with you every step of the way, ensuring that your dream home is everything you desire.

With Marque Property Group, choose to customise your home entirely or choose from one of the company's elegant designs. The staff handle all the documentation and construction, letting you put your mind at ease until you move into your new home. Marque Property Group maintains long-lasting relationships with its clients, helping you with any upkeep required to maintain your magnificent property.

Based in Camberwell, this team services mainly the inner-city suburbs of Melbourne. The company's website offers floor plans and images of the design options available, as well as the option to book a tour of one of Marque Property Group's exquisite show homes. The team looks forward to assisting you in your new luxury build journey.

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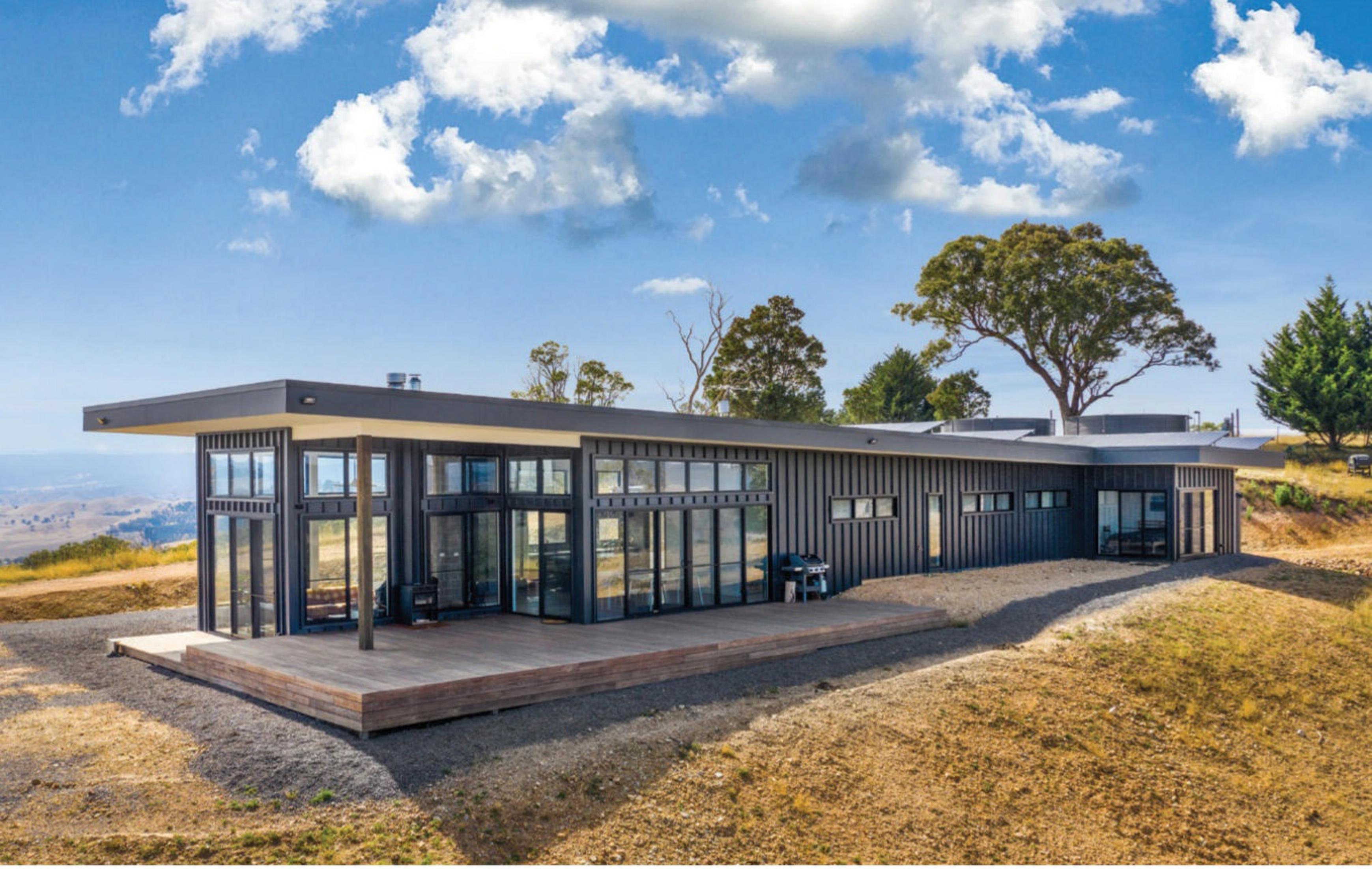

## HEDGER CONSTRUCTIONS

# SECLUDED OASIS

### A CONTEMPORARY DESIGN FOR OFF-GRID LIVING

This modern, sustainable home overlooking the picturesque hills of Flowerdale has been expertly crafted by Hedger Constructions. An off-grid wonder, this project required the company to ensure that all services to the site and infrastructure were captured in the build. Polished concrete floors provide good thermal mass, allowing the commercial windows to not only deliver breathtaking views, but also to passively heat the slab during winter.

The use of the concrete slab, double-glazed windows, and high levels of insulation ensure that this home retains heat and requires very little energy to run. The home is therefore extremely sustainable and energy-efficient, a request from the client in their brief. Close attention to detail from Hedger Constructions ensured that the home was also well-sealed and positioned on the land to optimise heat retention. Similarly, the use of gas for hot water and cooking lowered the need for electrical production.

Externally clad in gorgeous COLORBOND steel, this home has a sleek, contemporary look while still minimising visual impact to the landscape. Inside, earthy tones and textured materials are used throughout to spark visual interest and reflect the beauty of the surrounding hills. The expansive windows immerse the home in the bush setting, allowing the luxurious natural light to seep in.

CONTACT

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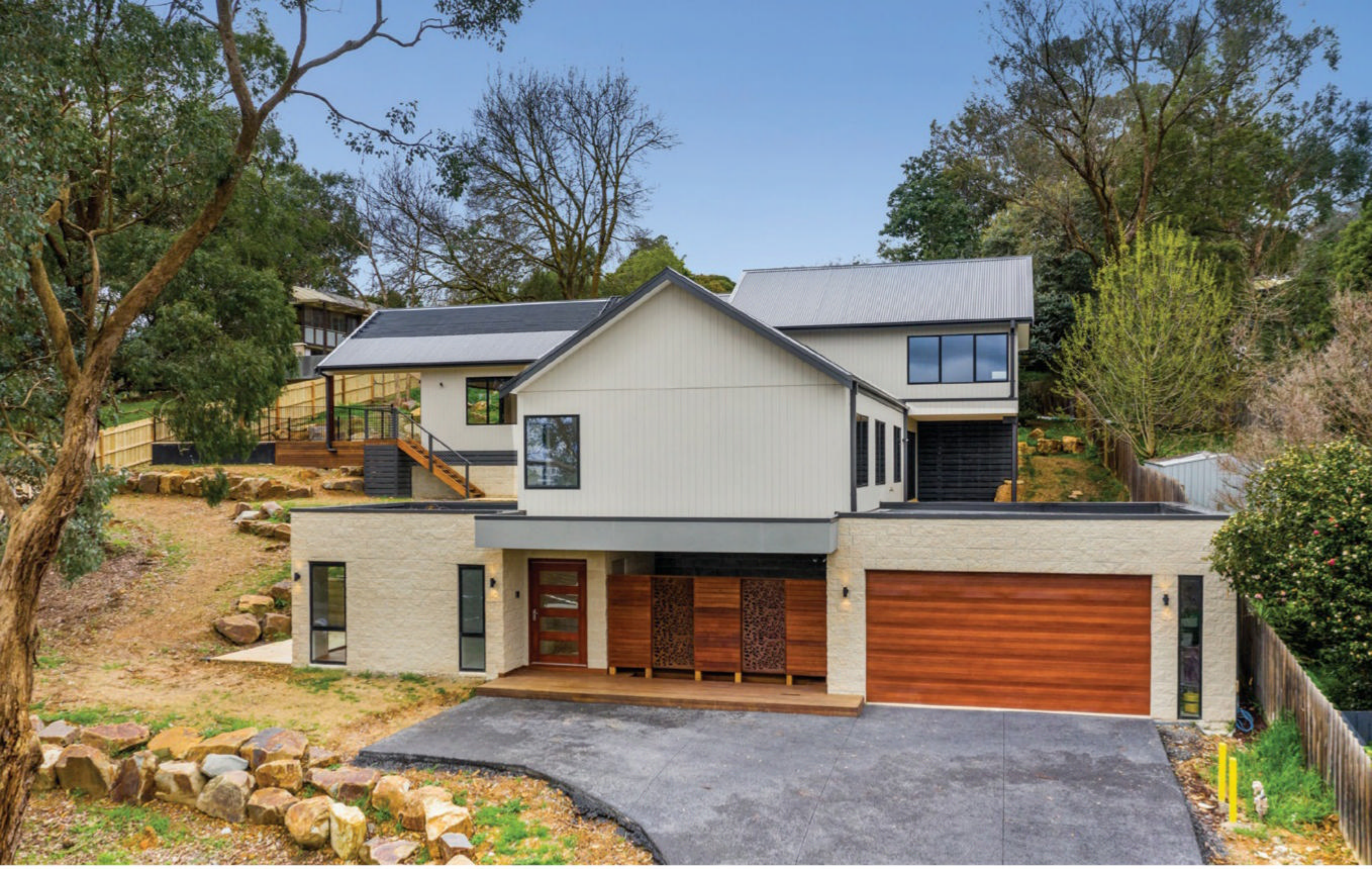
Instagram: @hedgerconstructions

SCAN TO VIEW ADDITIONAL PROJECTS ONLINE

Specialising in bespoke luxury homes, Hedger Constructions is committed to redefining modern living, delivering exquisite projects that transcend traditional. The company's energy-efficient and innovative homes are custom-built by the team from concept to completion.

With more than 30 Master Builders Association of Victoria awards across seven different categories – including three Regional Builder of the Year wins – Hedger Constructions brings immense skill and expertise to each and every project. You can rest assured that your Hedger Constructions home will be expertly crafted by these highly qualified tradespeople.

Excitingly, the company has recently expanded to service more of the state than ever, with teams based throughout north-east Victoria, Yarra Valley, High Country, Melbourne CBD, Greater Melbourne, Greater Geelong, and the Surf Coast Shire. Whether you're in the planning stage, looking for a builder, or just considering your options, you can get in contact with Hedger Constructions today to start your journey.



## JIGSAW PROJECTS

# BUSHLAND BOMBSHELL

### A COUNTRY CLASSIC

Sensibly simple on the exterior of this welcoming country abode, a spacious driveway and garage indulge in all the car space you could possible want, from utes to four-wheel drives. The purposeful positioning of the house's foundations leaves room for lavish landscaping that complements the flourishes of native foliage seen in the surrounding area.

The indulgence of space continues to the kitchen, where the island bench boasts bountiful room for cooking and decoration along with generous storage provided by the numerous and sleek cabinetry. Suspended light features spotlight this area of the room, making it a centrepiece that elegantly attracts the eye.

As seen in both the bathroom and kitchen areas, windows have been deliberately positioned to appreciate the native flora from outside, embracing the beauty of Australia's bushland. With calming beige wood tones used for the bathroom vanity, elements of modern excellence are seen throughout the home, creating a sense of material and aesthetic cohesion that has been stylishly executed.

CONTACT

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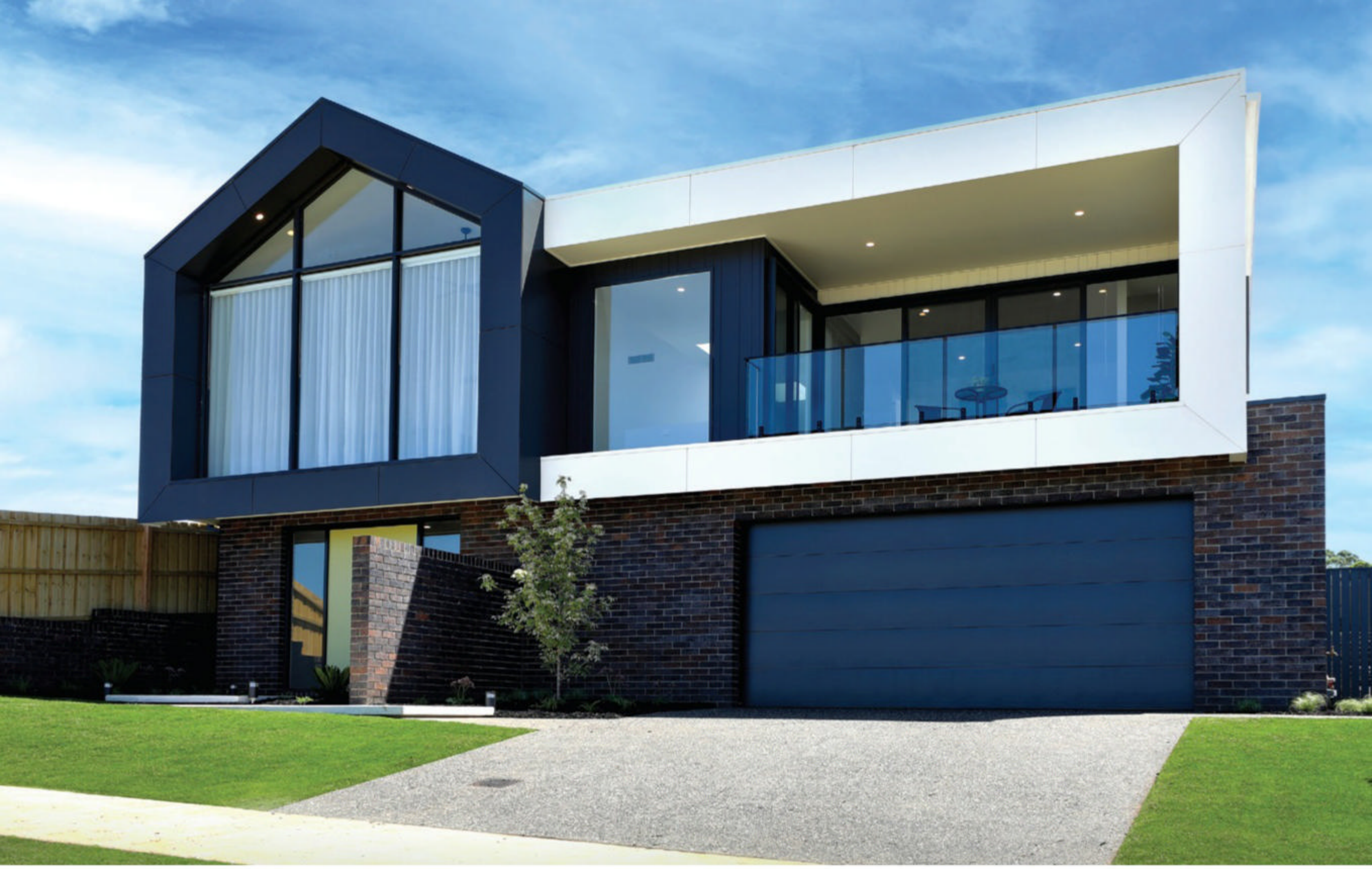
SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Grant Jennings worked in the building industry for more than a decade before making Jigsaw Projects a reality. Beginning as an apprentice carpenter with a love for challenges, Jennings' dedication to the craft earned him an award for HIA Apprentice of the Year in 2000.

Specialising in custom-designed brand-new homes and renovations and additions to existing homes, Jigsaw Projects is a residential building company working alongside a talented team of professionals covering all aspects of the construction process. Priding itself on the variety of individualised services on offer, Jigsaw Projects delivers on quality and care for every home it takes on.

With design affiliates on hand ready to help you, Jigsaw Projects ensures a seamless, collaborative effort to guarantee a stress-free process from beginning to end. With constant communication before, during and after the project has been completed, Jigsaw Projects is there to answer any and all questions you may have concerning your dream home.



## OLSSON BUILDING

# THERE'S NO PLACE LIKE HOME

### A DELIGHTFUL GIPPSLAND GETAWAY

Shamelessly flaunting its excellence for all to admire, this modern house was realised by the exceptional specialists at Olsson Building. The countenance of this bold abode is stately yet simple, combining contemporary, sleek design with creative blends of materials, crescendoing in a marvellous finish that's hard to keep your eyes away from.

Brick and timber throughout the house exude calming country tones with splashes of brick reminiscent of bustling urban landscapes. Communal socialisation is relegated to the kitchen, living and dining area, with the ceiling widening to embrace a stylistic pitched high ceiling that emphasises the magnificence of the wide windows. Gentle, warm natural light is invited into all corners of this room, making it a lovely place to spend time with family and friends.

Gorgeous views of Gippsland's gloriously green bushlands can be enjoyed from the comfort of the master suit balcony. An excellent detail for couples looking for a private place to enjoy their morning coffees or a glass of evening wine. Relaxation and cosiness are woven into every room of this house, making it truly a place to call home.

CONTACT

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Instagram: @olssonbuilding

SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Servicing Victorians in Gippsland and south-east Melbourne, Olsson Building specialises in creating quality luxury custom homes and commercial builds. Having more than 20 years of experience, the team at Olsson Building take pride in their work, putting forth their efforts and dedication to ensure the best services are personally delivered to their clients. The company is also a member of the HIA, Master Builders and the Australian Passivhaus Association.

Guaranteeing constant guidance throughout every step of the production process, the company prides itself on being a transparent open communicator that works in your best interests. The team will present you with frequent opportunities to come visit your home during its construction so that you're happy with the development of the next place you'll call your own.

Setting itself apart from its competitors, Olsson Building also guarantees a 12-month maintenance period following completion of a house. If you're in the market for a builder who cares about quality services, quality products and quality finishes, Olsson Building is accepting visits via appointment today.

**With over 20 years' experience Olsson Building is the builder of choice for your new custom build.**

## OLSSON BUILDING

We specialise in building quality custom homes and renovations and pride ourselves on providing homeowners with a high-quality personal service.

We work alongside architects and interior designers to create your dream home.

We use only skilled trades people to build a home that you will be proud of and built within the budget and on time.

**0428 155 933**

**www.olssonbuilding.com.au**

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# COASTAL
# Comfort

Struggling to furnish your coastal home? Not sure what vibe you want? These products embody the tranquillity and relaxation that goes hand in hand with beachside abodes. So sit back, relax, and enjoy the view!

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**2. Sola Outdoor Lounge Chair in White,** (RRP) $1757 | www.santara.com.au
3. **Dixie Lantern (medium),** (RRP) $183.72 | www.sweetpeaandwillow.com
**4. Pastel Checked Luxury Throw Tolly McRae,** (RRP) $230.96 | www.tollymcrae.co.uk
**5. Mindthegap Cushion Sundance Villa Rhodes,** Linen Portrait, (RRP) $225.71 | www.mindtheg.com
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**9. Moonah 122cm Fan,** (RRP) $239 | www.beaconlighting.com.a
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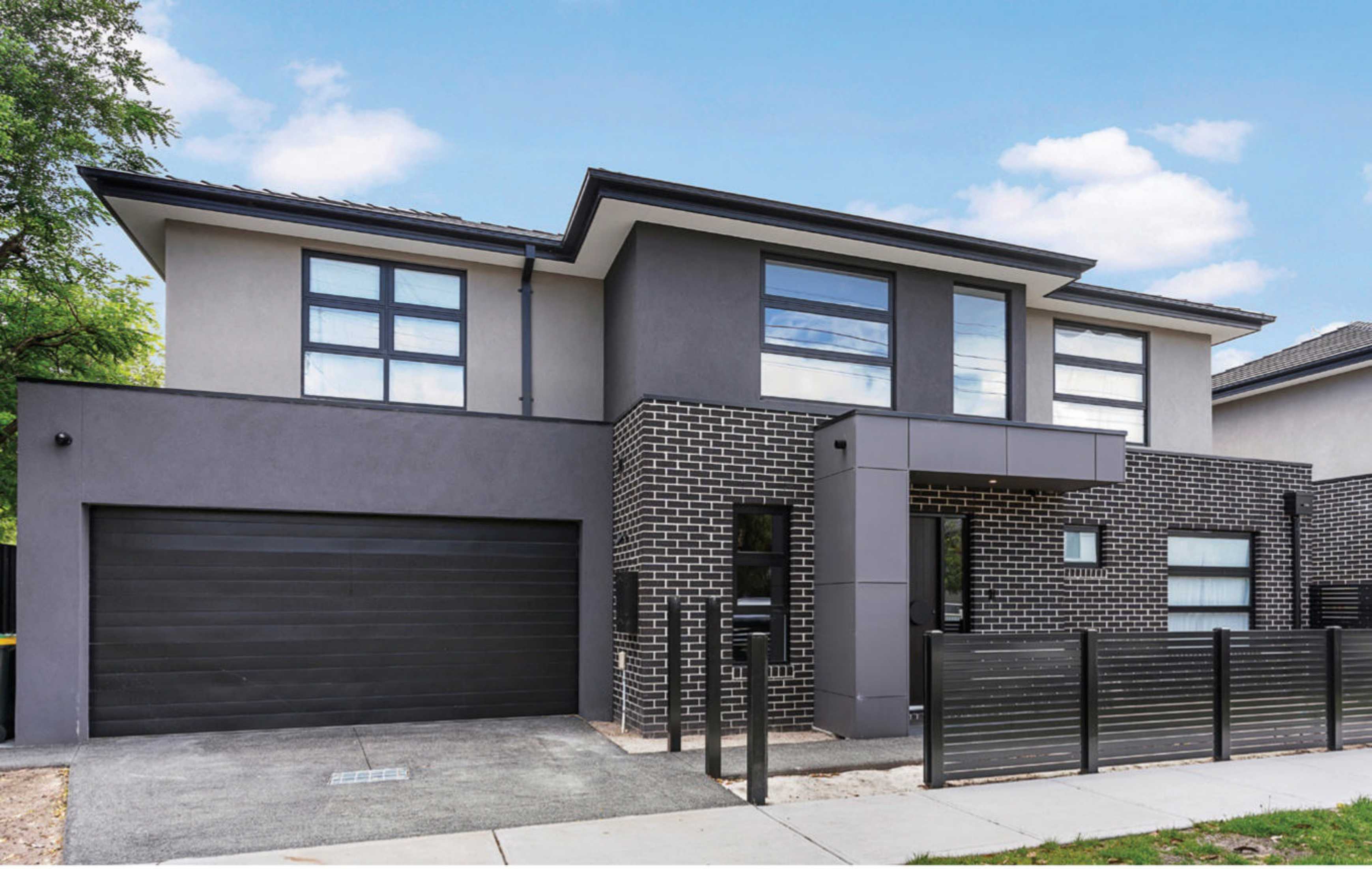

## BAY BUILDERS | KADA HOMES

# SUPERB SUBURBIA

### PRESENTING LUXURY IN STYLE

Simple, modern elegance elevates this sophisticated suburban home brought about by the collective minds of Bay Builders and Kada Homes. The interior boldly displays a contemporary kitchen with bountiful bench space for cooking and dining. The storage is multifaceted, with a bar prestigiously presented through glass doors and plenty of pantry room for a variety of ingredients. A palette of marble, deep grey and white complement well with the beige wooden floorboards, creating an extravagant presentation.

An abundance of storage is a consistent motif throughout the rest of the house, from the open study area to the bedrooms and hallways. Deep greys and marble countertops continue into the bathrooms, where the use of light emitting from beneath cabinets and mirrors exudes a sense of luxury fitting to the house's overall style. The cohesion of materials and textures make for a prestigious combination unseen by many houses on the market today.

CONTACT

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Website: www.baybuilders.com.au

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Recently, Bay Builders and Kada Homes have begun undertaking joint developments by bringing together experienced building practitioners, namely Nickolas Piperidis and David Cosentino. The diligent companies are now able to provide a greater service to all their clients by working efficiently together, engaging experienced builders on every single project. The teams pride themselves on great attention to detail and work to meet client requirements and designers' specifications without deviating from the brief.

Specialising in luxury homes, heritage homes and luxury town houses, both Bay Builders and Kada Homes have been practicing as individual businesses for more than ten years, servicing Melbourne and the Mornington Peninsula. The two companies are currently constructing their offices and warehouse in Oakleigh, where the teams will unite.

Experts in residential and commercial construction, both Bay Builders and Kada Homes are members of the Master Builders Association and the Housing Industry Association and take great pride in working locally.

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building your forever home

A NEW APPROACH TO BUILDING

Our mission at Melbourne Home Builders is to make sure that you connect emotionally with the space you live in. It's crucial to us that when you walk in the door or driveway of your home, you know that it is truly yours, in every sense of the word.

Our aim is to make your home feel like the place that you want to live for the rest of your life. This isn't a stepping stone to better things, this IS the better thing—the house you always dreamed of. That's what we mean when we say 'forever home'.

Mobile: 0403 341 331 | W: melbournehomebuilders.net.au

## A FULLY BESPOKE SERVICE

When you look around your home we want you to think ‘this is me’. That’s why we don’t build standard, off-the-rack houses. As a true ‘custom’ builder we pride ourselves in our skill at taking on unique, one-off projects and seeing them through to their beautiful conclusions.

No job is too tricky or delicate. We love a challenge, which is why we specialise in:

- Inner city properties with tight access
- Renovating and extending heritage homes with protected facades
- Combining old, original features with modern conveniences and technology
- Specialist craftsmanship to retain character features while creating modern living spaces.
- Creating bespoke rooftop terraces to maximise space where land is limited

**MELBOURNE HOME BUILDERS**

# LIGHT-FILLED AND LAVISH

A SEAMLESS ADDITION TO AN OLD BEAUTY

This major home makeover from Melbourne Home Builders is the perfect inviting space for a young couple to call home. The new section of the home is equipped with all the luxuries of modern living while giving consideration and respect to the original build.

Although this home is built to comfortably consider the family's young children, there has been no compromise on style. On trend design choices such as 'Kit-Kat' tiles in the laundry and bathroom, as well as brass finishes on the taps and handles, add a pop of colour and flair to the home. The clever open-plan living design allows the young family to spread out comfortably and move between spaces with ease.

The flow between indoor and outdoor is seamless, with floor-to-ceiling sliding glass doors that allow the area to be easily transformed. A high, pitched roof adds a sense of luxury and grandeur, optimising the space available on the property.

CONTACT

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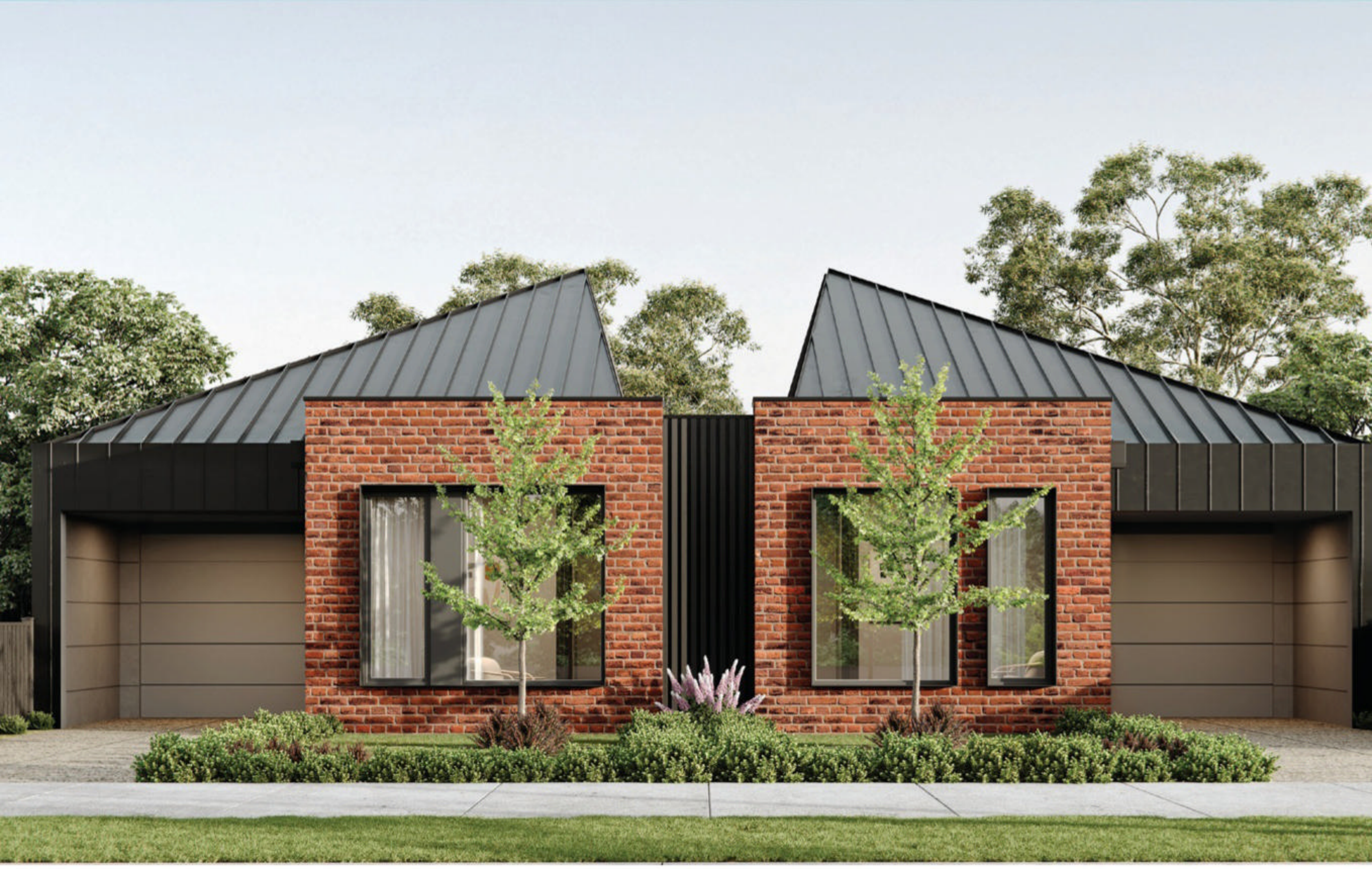
SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

*Building design by Sketch Building Design*
*Interior design by Empire Interiors*
*Photography by Adele Elisabeth*

Melbourne Home Builders specialises in providing stunning major extensions and home renovations. The experience that comes with spending more than ten years in business has allowed this team to take on tough challenges, such as projects with tight access and difficult sites, or blending an old home seamlessly with a new extension.

Registered as a member of the Master Builders Association, you can trust that Melbourne Home Builders has all the expertise to ensure that your project is completed to the high standards of excellence and quality of craftmanship expected by the association. Your new home is sure to stand the test of time and provide you with years of cherished memories.

Based in Melbourne, this expert team services Malvern, Armadale, Glen Iris, Surrey Hills, Balwyn, Hawthorn, and Richmond. You will be involved with your project every step of the way, ensuring that your desired outcome is met perfectly by Melbourne Home Builders. Get in contact via phone or email, or see more about the company on its website.



**BODON HOMES**

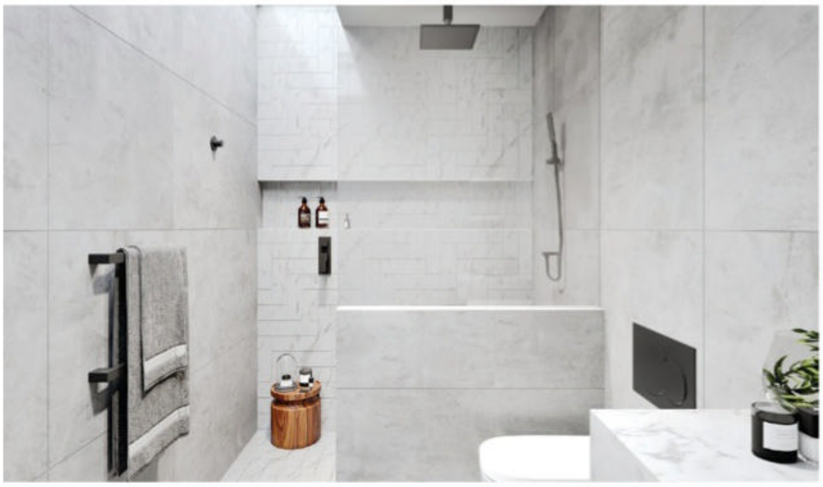
# SUBURBAN CLASS

## INNOVATIVE DUAL-OCCUPANCY LIVING

Bringing 'wow' factor to the modern Australian home, this dual-occupancy masterpiece is truly a sight to behold. Bodon Homes carefully considered this pair of single-storey, three bedroom homes to make the most of the available land, capitalising on the natural light to make them feel as spacious as possible.

The showstopping façades are what make this project stand out, the use of recycled brick to cleverly contrast and complement the more modern black cladding with COLORBOND standing seams. The sloping roof not only creates an immaculate look from the street, but also allows the occupants to bask in the luxury of high ceilings throughout their home.

A light-filled, well-equipped kitchen centres the home, designed with a mix of natural timbers and gorgeous, white stone. Floor-to-ceiling, double-glazed sliding doors mean that the alfresco becomes an extension of the living and dining space. This provides practical versatility, allowing the residents to use the space as they wish.



CONTACT

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Instagram: @bodonhomes
LinkedIn: Bodon Homes

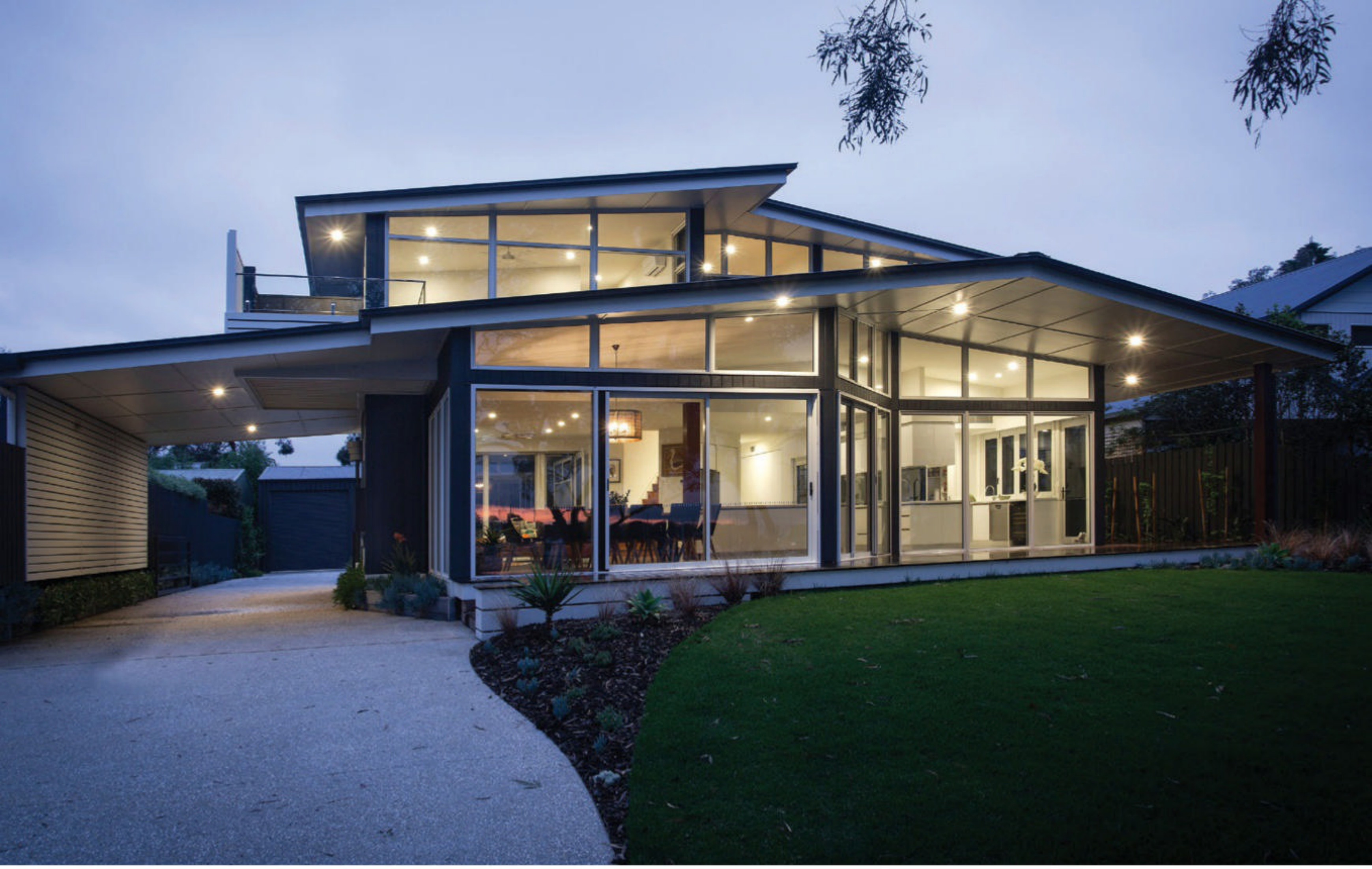
*Designed by Blur Architecture*

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Bodon Homes is a Brooklyn-based builder that services Melbourne's inner city, north, east, and west, as well as nearby regional areas if the project is right. Specialising in dual-occupancies and multi-unit townhouses, Bodon Homes can transform your land to maximise the space and deliver modern results.

The company was established by brothers Hatem and Mahmoud El Bodon, and founded on the strong personal values they held. Passionate about family and their community, these brothers realised they wanted to build quality modern homes in local neighbourhoods. The resulting high-quality properties offer great opportunities for families and investors alike.

Bringing more than 15 years of experience to each project, Bodon Homes is sure to deliver results that exceed both design and functional expectations. The team are eager to get started on new, groundbreaking works, and you can get in touch with them today to start working towards your future.



## GRAEME ALEXANDER HOMES

# CAPTIVATING COMFORT

### CUSTOM-BUILT HOMES THAT SUIT YOU

This waterfront beauty has been masterfully designed and constructed by the team at Graeme Alexander Homes. Making the best use of the land available, this luxurious abode is a masterclass in modern Australian living. Decadent high ceilings and expansive floor-to-ceiling windows increase the feeling of spaciousness, letting in plenty of natural light and providing spectacular views.

The open-plan living arrangement – with an effortless flow between lounge, dining room, and kitchen – provides the homeowners with optimal flexibility to use the space. An indulgent fireplace works in harmony with touches of timber to create a sense of warmth and comfort in the large space without compromising on its size.

This outstanding home has all the grandeur of a luxury oasis yet all the charm and warmth of a family home. The space has been carefully considered to cater to any family's needs while providing efficient space to host guests and entertain. The stunning final touch is the black lining boards with stark white window frames that create a classic, beachfront look.

CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

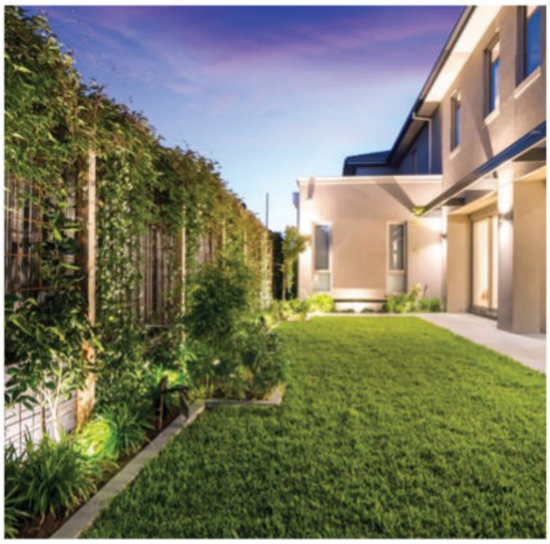
The process of designing, planning, and building a new home can be complex and daunting, but with more than 30 years of experience in the industry, Graeme Alexander Homes is more than equipped to take on your project. Handling each step of the process in-house, you can rely on this qualified team to take all the guesswork out of building your dream home.

Making it simple, you can provide Graeme Alexander Homes with a wish list of all your needs and the specifics about your block, and the team will offer you some design options and a layout plan at no cost. It is then up to you if the costs or design does not fit your desires, and you can simply walk away with no strings attached.

This outstanding company is a member of the Building Designers Association of Victoria (BDAV), the Housing Industry Association (HIA), and is registered to the Victorian Building Authority (VBA), meaning you can be certain these tradespeople are highly qualified and fit for the job. Get in contact today by phone or email, or visit the website for more information.

Based in Melbourne, Unique Living Homes is an all-encompassing home build, renovation and construction company, specialising in tailor-made property development and refurbishment.

Unique Living Homes was established as a means to provide the residents of Melbourne with the opportunity to develop the property of their dreams. By employing the expertise of some of Melbourne's finest tradesmen, we work to deliver exceptionally high-quality workmanship with an emphasis on customer service.



ABN: 29 162 281 781

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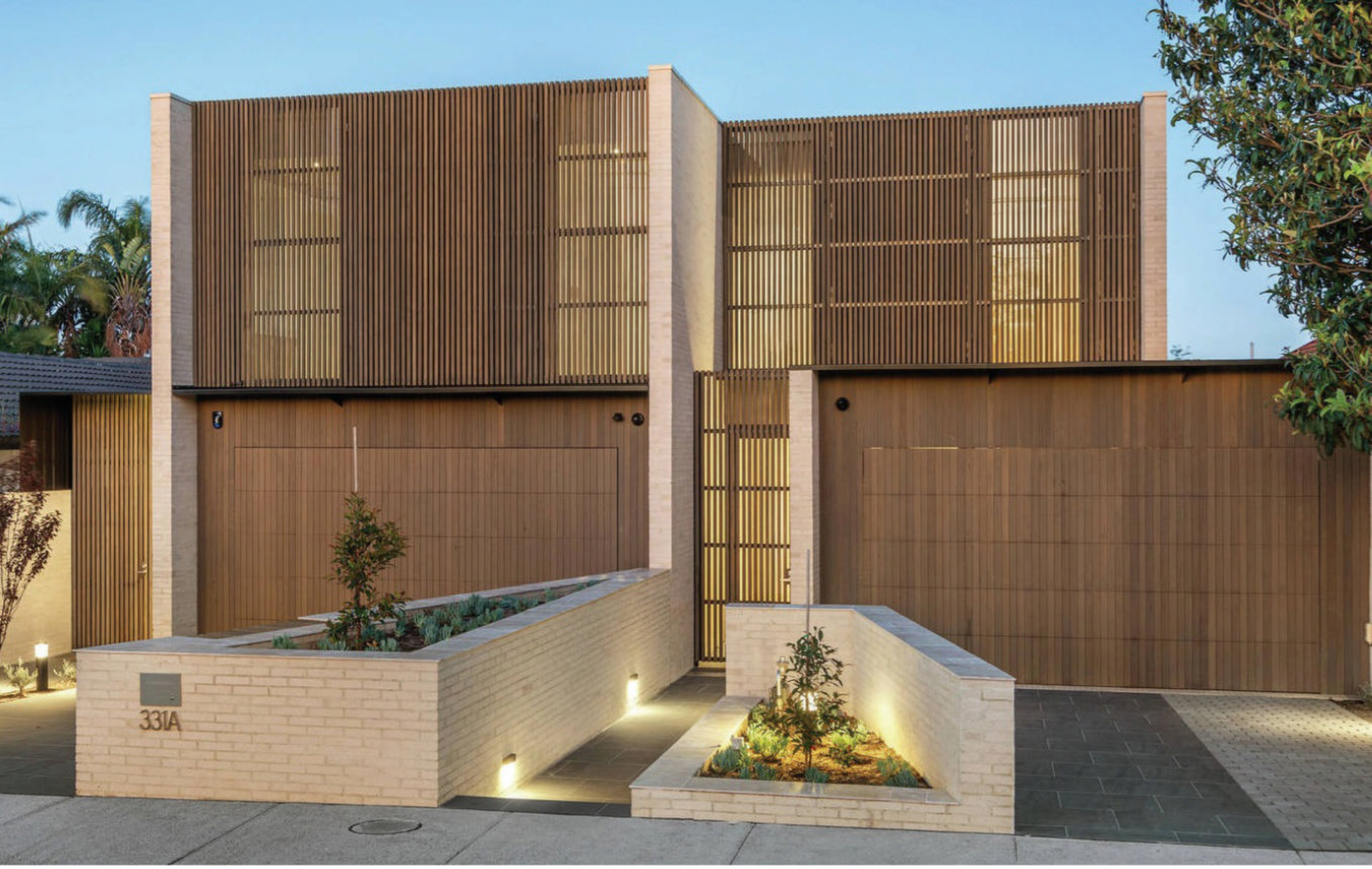
unique
living
HOMES



**HISTYLE**

# BLENDED BRILLIANCE

## A STATEMENT OF INNOVATION

Elegance, innovation and magnificence encapsulate HISTYLE's signature style, and are all reflected in this two-storey multi-residential estate. The wooden accents of the house's countenance make it a standout amongst modern builds. Coupled with the eggshell brick and grey tiled pathways guiding residents and guests to the warmly lit entrances, this structured marvel is bound to turn heads for all who pass it.

Leading down a hallway of light beige wooden floorboards, the first floor opens into a kitchen, dining and lounge area that is perfectly designed for entertaining guests. Broad windows elevate the space, inviting natural light to brighten its ambience.

The carpeted bedrooms are softly presented to welcome homeowners after a long day of work. One of the master bedrooms has been uniquely organised with the bed at the very centre of the room, allowing for features to be structured stylishly around it. Behind the wooden sliding doors that stretch across the wall behind the bed is a spacious wardrobe and storage area. This efficient expression ties in exquisitely with the wooden headboard.

CONTACT

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SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

What HISTYLE has achieved with this modern piece cannot be understated. The naturalistic blend of wood and stone creates a sense of homeliness and comfort that is sorely missing from many modern homes, and the quality of materials ensures that this temple of contemporary charm is built to last.

Mitchell Stevens, carpenter and founder of HISTYLE, has been running the company since its establishment seven years ago. Specialising in high-end architectural builds and unit development, HISTYLE focuses on building luxury homes tailored to your lifestyle needs. The highly skilled team is passionate about working in partnerships with clients to achieve their vision and fulfil their expectations through a personalised and stress-free approach.

As demonstrated in this stunning home, HISTYLE implements sustainable solutions wherever possible, working with like-minded companies, designers and suppliers to deliver its fantastic builds.

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**S**

LET'S GET PERSONAL
Visit us to view our extensive portfolio

HYLTON.COM.AU

Founded on the principles of quality and attention to detail, Mango Home is a Melbourne-based, bespoke building company, paving the way for high-end, luxury homes and bespoke duplex townhouses.

Seamlessly collaborating with some of the city's most creative architects, interior designers and landscape designers allows Mango Home to offer a design and build service that is every bit as unique as its homeowners, all within the luxury home space.

The team at Mango Home prides itself on executing projects which realise true architectural vision, and exceed the expectations of its clients. An experienced and dedicated team form the company's core, where together, the team's synergy executes projects with boundless expertise.

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MANGO

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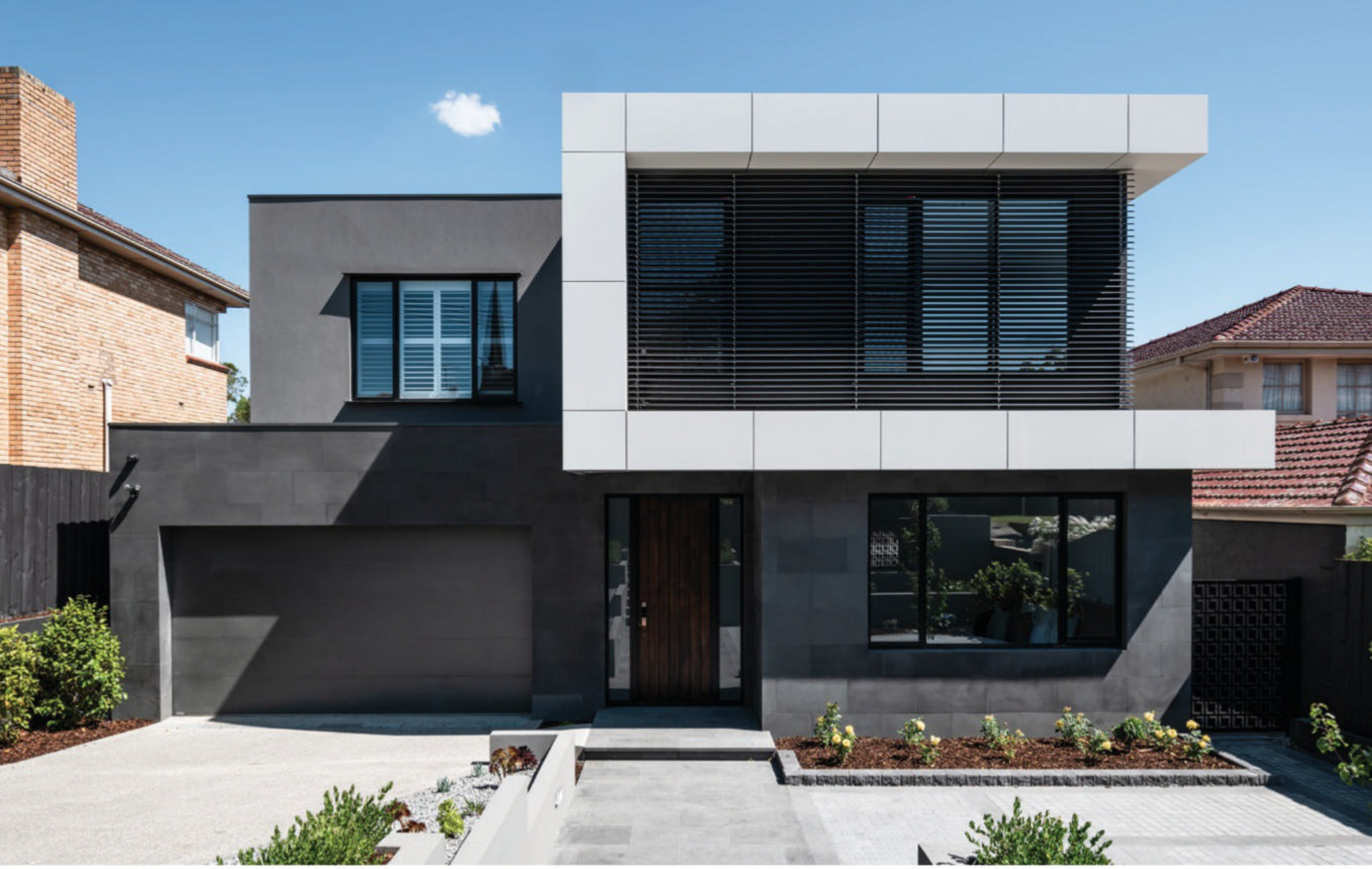

## MANGO PROPERTY CONSTRUCTION

# SLEEK AND SHOWSTOPPING

### FAMILY LIVING THAT INNOVATES

Modern comfort is the phrase best used to describe this extraordinary home by Mango Property Construction. This young family's needs have been well and truly taken into consideration, in this design that provides ample storage, comfortable, open-plan living, all while showcasing a sleek and contemporary style.

The spacious kitchen is the centrepiece to this showstopping home, boasting a luxurious stone island and a generous butler's pantry. The darker greys of the polished concrete floor and benchtop are softened by the crisp, white cabinetry. Providing lots of storage, these drawers and cabinets also act as a method of brightening the space, creating a feeling of warmth and welcoming.

The main living area of the home is an open-plan layout, allowing effortless flow between the living room, dining room, and kitchen. The family can comfortably spread out and relax across the house, or easily host guests in the versatile space. The kitchen also seamlessly leads into a 'wow' factor Japanese courtyard, fit with a breathtaking water feature and spectacular ambient lighting.

CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

The captivating façade is the incredible final touch to this modern marvel. A uniform deep grey covers the home, offset by a brilliant, stark white feature piece. The angular and square shapes used throughout this design are contemporary and innovative, sure to catch the eyes of any passer-by.

Situated in Burwood, Mango Property Construction provides boutique residential houses and townhouses to the eastern suburbs of Melbourne. Collaborating closely with the best architects, interior designers and landscape designers, Mango Property Construction offers the most unique and personalised services in the luxury home space.

The company was established in 2015 with a focus on being extremely detail-oriented and client focused, ensuring that your Mango Property Construction home is made with all your wants and needs in mind. With a reputation for innovative designs that encapsulate contemporary aesthetic, these expert tradespeople have all the skill and experience to transform your property.

TBG

THIRTEEN BUILDING GROUP

NEW HOMES | CUSTOM BUILDS | DUAL OCC

Thirteen Building Group is a family-owned business with over 20 years of experience as a home builder in Melbourne's east and southeastern suburbs. We give true meaning to the term custom and specialise in bespoke homes and dual occupancy dwellings, collaborating with architects, designers and specialist trades to bring each of our clients' unique visions to life.

From concept to handover, our approach is to work hand in hand with our clients at every stage of their building journey to deliver a truly tailored and individual experience. We take pride in our dedication to quality design and craftsmanship, which is a testament to our stellar reputation amongst our highly satisfied clients.

Contact us to learn how we can make your next building project an experience like no other.

HIA MEMBER

BUILDING COMMISSION VICTORIA REGISTERED Building Practitioner

PHONE: 0418 895 745
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: @THIRTEENBUILDINGGROUP
CDBU-53234

**HB CUSTOM HOMES**

# QUAINT YET CLASSIC

THE VIEW FROM THE PATIO

Handsome and homely, this stunning residential was brought to life by the brilliant craftspeople at HB Custom Homes. Boasting the luxury of tall ceilings, the house diversifies its aesthetics by balancing a blend of Coastal and Hampton throughout the design. No space exemplifies this more than the kitchen, which displays shaker-style cabinetry.

Versatility of space is fully realised in this home, with several outdoor alfresco areas to suit all occasions, from guest entertainment to intimate family time. Fans have also been installed throughout the main indoor and outdoor areas as well as the bedrooms, ensuring temperature control during those warm summer afternoons.

Taking the needs of the homeowners into careful consideration, ample storage space can be found in the laundry and kitchen areas. Aiming for stylish minimalism in the bathroom areas, the cabinet-free design of the vanity relieves homeowners from affording unnecessary storage and clutter, imposing a stress-free environment.

CONTACT

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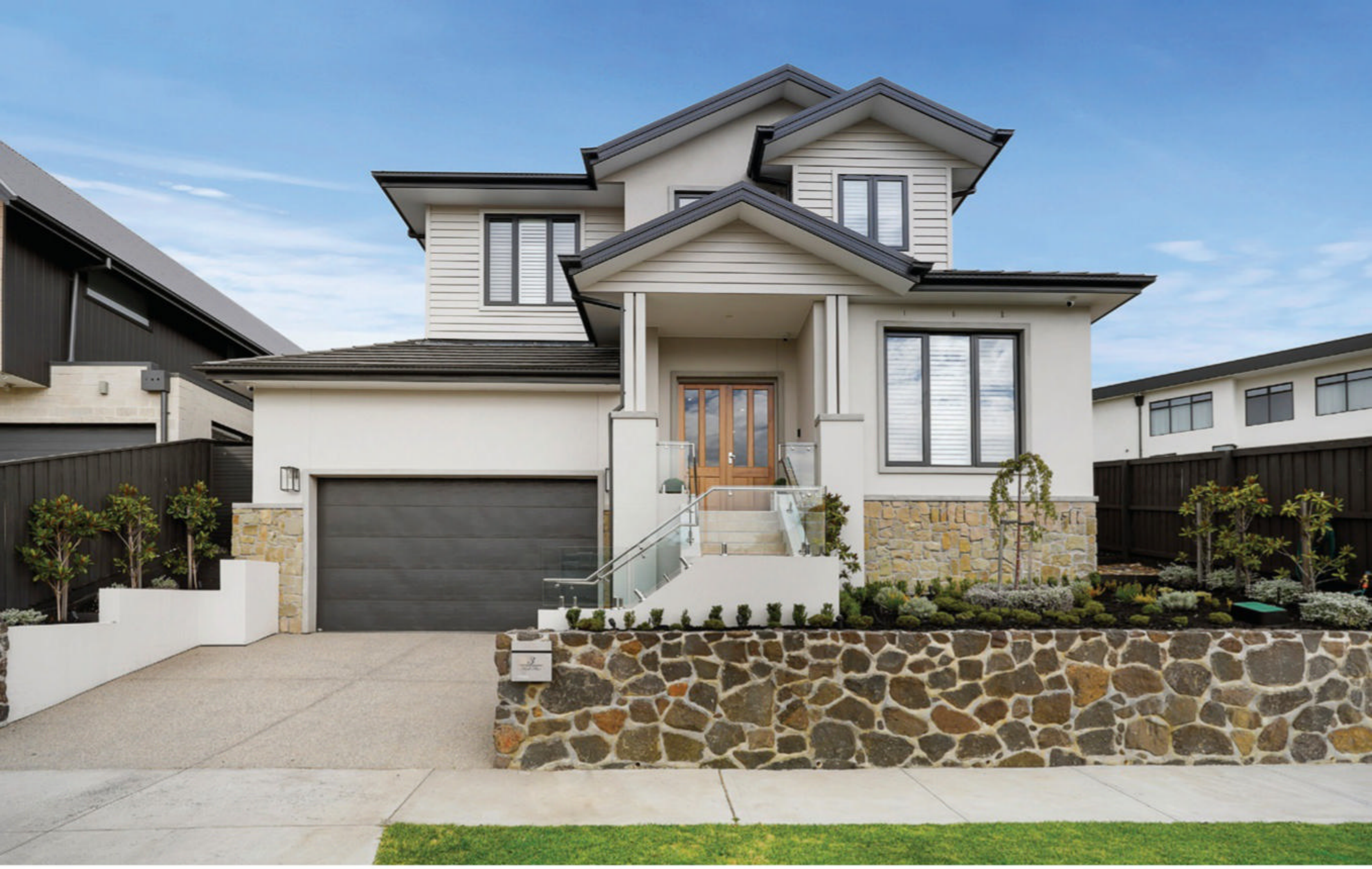
SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Leading the way in innovative custom homes, HB Custom Homes is a construction company recognised for its high-quality finishes. Known for new builds for single or multiple dwellings, the company provides world-class services to all its clients, reassuring them that their new homes are being managed by committed and capable professionals.

Experienced in undertaking a diverse range of projects, HB Custom Homes strives to deliver quality results in a timely and affordable manner. When it comes to detail orientation and client transparency, HB Custom Homes is the finest in its industry. If you are searching for the luxury of a custom builder but are wanting to stick to a fixed budget, HB Custom Homes is there help.



**GREY SLATE CONSTRUCTIONS**

# LAVISH ENTERTAINMENT

## WHERE PRESTIGE MEETS PARTY

Expertly crafted by the builders of Grey Slate Constructions, this extravagant masterpiece is the perfect paradise for wine and food lovers, boasting a chef-grade kitchen, a pizza oven, an outdoor barbecue setting and an internal window leading into a wine/bar room. The space elegantly flaunts its cohesive layout, incorporating the finer details from the inside to out.

Aiming for luxury and opulence, this resort-style statement strikes a blissful balance between entertainment and charm. Perfectly curated for social butterflies and enthusiastic hosts, this alluring piece of extravagance epitomises the need to please. Grey Slate Constructions went above and beyond to cater to the personalised requirements of its clients, blending the house's details and features to create a cohesive and welcoming space.

The client of this project poured ample amounts of time and effort into the design, and the responsibility fell on Grey Slate Constructions to bring their visions to life. The house's visage, the French oak herringbone parquetry and the stonework embracing the fireplace are all statement pieces of the home, catering to the luxurious tastes of the owner.

CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

With a strong focus on new builds, extensions and renovations, Grey Slate Constructions is a residential building company that offers quality services tailored to the needs and expectations of its clients. Established in 2010, the company has carefully cultivated an outstanding reputation and prides itself on delivering distinguished and innovative results that guarantee client satisfaction.

Boasting a stress-free philosophy that delivers excellent-quality craftmanship and budget-friendly alternatives, Grey Slate Constructions works closely with clients at all stages of development to establish client trust and reassurance. The collaborative nature of this approach makes for a smooth, unimpeded process that eliminates the regular stresses that come with building or renovating a home.

Grey Slate Constructions has been a member of the Master Builders Association for 13 years, and all projects are managed and supervised by company director Mark Johnson, a qualified carpenter and registered builder.

## S & B LAMBLE BUILDERS

# HILLSIDE HEAVEN

### A RELAXING COUNTRY RETREAT

Tucked away in the cosy countryside, this hidden oasis of rural relaxation was designed and constructed by the capable team at S & B Lamble Builders. On a sprawling grassy estate surrounded by Australian bushland, this glorious abode boasts the best Melbourne has to offer.

Windows are a staple of this magnificent home, reaching around the communal areas to express a sense of expansiveness. The wrap-around porch allows easy access to the main areas of the house, inviting homeowners and guests to take in the breathtaking views of the estate's rolling hills.

The brick fireplace is the centrepiece of the lounge room, displaying warm, earthly tones that project a naturalistic visage. This same brickwork is a recurring feature throughout the house, aiming for a cabin-like ambience mixed with a touch of modernity.

CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

S & B Lamble Builders offers quality construction solutions across Melbourne in the commercial, educational, aged care and residential sectors. Backed by 35 years of experience, plus a strong understanding of varying local rules and regulations, the company can bring your high-end custom home, renovation or extension to life, all within the allocated time and budget.

You can expect only the best in customer service and workmanship from S & B Lamble Builders, with a team that is dedicated to listening to your ideas and working with you to achieve stunning results.

Based in the south-eastern suburbs, S & B Lamble Builders is an accomplished company that has completed projects in Kew, Surrey Hills, Clyde North, Narre Warren and many other locations across Melbourne. The team completes five to six projects each year and the company is a member of Master Builders Victoria and the Housing Industry Association.

MASTER BUILDERS VICTORIA

VBA VICTORIAN BUILDING AUTHORITY

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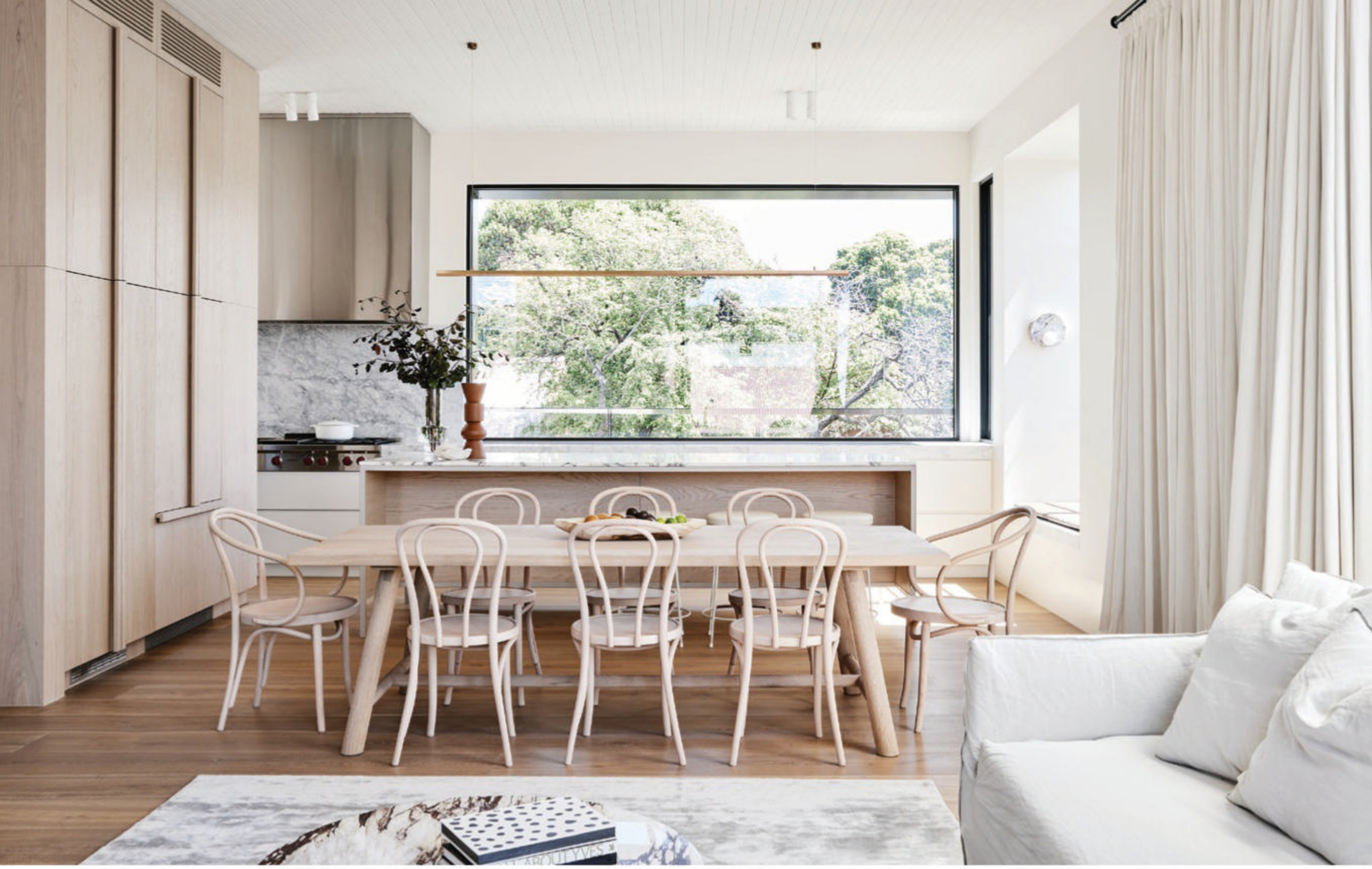

**HEMMING & NICOLL CONSTRUCTIONS**

# A COHESIVE AND WELCOMING ABODE

## LUXURIOUSLY LIGHT-FILLED

This gloriously light-filled abode promises a true hub of relaxation for its distinguished homeowner, with enough room to warrant celebrations and entertaining among loved ones. An undoubted focal point to this brilliant space, the dwelling's kitchen takes natural light to new heights. With an expansive rectangular window, ivory ceiling and window bench seat, the entire space feels spacious, bright and sun-filled.

Every element of the kitchen has been carefully constructed for ultimate style and longevity by Hemming & Nicoll Constructions – right through to the elegant, veined natural stone splashback, cohesive integrated appliances, and plentiful bench space. Moving through the expansive home, a wine cellar and indoor fireplace make practical, enjoyable additions to the home, still following the same clean-line, natural timber aesthetic abundant throughout the kitchen and the remainder of the home.

A rooftop terrace with expansive view of Melbourne's city skyline is yet another brilliant addition to this home. Here, homeowners can unwind with friends and family, soaking in the warmth from the fire with an unmissable view, or make use of the brilliant outdoor barbecue and bar fridge.

CONTACT

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Instagram: @hemmingandnicoll

SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

*Project designed by Sketch*

*Interior design by Empire Interiors*

*Photography by Tess Kelly*

Specialising in mid- to high-end builds with a welcome touch of luxury, Hemming & Nicoll Constructions is a Melbourne-based, residential construction company. Formed and directed by Travis Hemming and Reece Nicoll – two childhood friends – Hemming & Nicoll Constructions is driven by an authentic and genuine passion for all aspects of construction, craftsmanship and customer satisfaction.

This small but incredibly mighty team regularly complete stunning architectural new homes, home extensions and everything in between. Hemming & Nicoll Constructions consistently offers its valued clients hands-on and consistent service from the initial meeting through to completion, ensuring that its clients are in the loop, with their expectations not only met, but truly exceeded.

From the initial quote, finalising the project specifications, linking clients with the relevant industry professionals, permit support to ensuring that a full-time supervisor oversees each part of the construction process, Hemming & Nicoll Constructions offers each of its clients a truly dedicated and relaxed building experience. Travis and Reece look forward to sharing their technical knowledge and friendly approach when delivering your vision.

**TRUEWOOD CONSTRUCTIONS**

# ECO-FRIENDLY EXCELLENCE

## SUSTAINABLE HOUSING WITH FUNCTION AND STYLE

For more than 30 years Truewood Constructions has been delivering high-quality, sustainable homes that are liveable and stylish. As the name implies, the business is made up of a hardworking team who collaborate together, recognising that a well-made sustainable home can be a sanctuary for you and your family.

With a true dedication to the process, Truewood Constructions works with clients every step of the way, from concept to completion. Your budget and design will be taken into consideration in an initial consultation where you will be offered a full fixed price quote to give you peace of mind and security.

This home, designed by Ben Callery Architects, is a prime example of Truewood Constructions' incredible work. The landscape of the block has been taken well into account, with natural timber cladding blending seamlessly into the surrounding bush, and a deck effortlessly cascading down to the vegetable garden.

CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

You can put your trust in Truewood Constructions' expert tradespeople, as the company is a member of both the Master Builders Association and the Passivhaus Association. A true passivhaus consumes 80 to 90 percent less energy than the average home – the perfect option for a climate-conscious homeowner looking to make a difference in a home that is still modern and comforting.

As a master of the sustainable living craft, Truewood Constructions has previously won the Most Energy-Efficient Home at the Master Builders Excellence in Housing Awards. The company's commitment to delivering works that are high-quality and carefully constructed ensure you will be left with a home that lasts.

Servicing the northern and eastern suburbs of Melbourne, and the Mornington Peninsula, Truewood Constructions is eager to start on new passive, sustainable houses and renovations. For a high-quality home that gives back to the planet and provides you with your perfect oasis, you can get in contact today via email or visit the website for more information.

**VIVE HOMES**

# RESIDENTIAL REFINEMENT

## A TRUSTED TREND-SETTER

Displaying delectable designs, this stunning single-storey Hamptons-inspired home emphasises the comfort and appeal of family living, with a sizeable kitchen, dining and living area situated as its focal point. Even though togetherness is at the forefront of this home, it also accommodates for privacy, with a separate media room and ample storage throughout.

Full of features and a generously sized alfresco, the home exudes the ambiance of relaxing summer nights enjoyed in the company of close family and friends. Using a diverse range of materials and designs, the kitchen boasts a combination that is both dynamic and a visual treat for the senses. The use of gentle greens coupled with the gold sink are a sweet marriage of domestic delight.

Aiming for comfort and relaxation in the bedrooms, gorgeous accent wallpaper has been used for the master suite to elevate the space. Patterned tiles used in the bathrooms marry well with the cool grey wall tiles that effortlessly express tranquil modern living.

VIVE Homes
'You dream it, we build it'

CONTACT

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Instagram: @vive_homes

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Christened the 'Edison 30', this cosy dwelling is suited to larger land space and perfectly designed for a corner block. However, it can also be easily modified to sit snuggly within a standard block as well.

Building the best in custom luxury homes, VIVE Homes' services include extensions, renovations, knockdowns and rebuilds. Family-owned and Melbourne-based, VIVE Homes specialises in the inner-eastern suburbs, south-eastern suburbs as well as Bayside.

Priding itself on quality designs and finishes, VIVE Homes guarantees an enjoyable, stress-free building journey, from the designing to the planning to the constructing stages. This thorough three-step process ensures that there is full transparency throughout the process, arming clients with the much-needed reassurance that they are in capable hands. If you're looking to build your next home, contact VIVE Homes for more information.

**RYAN DEVELOPMENTS**

# ELTHAM'S DELIGHT

## FAMILY MEETS MODERN LIVING

Contemporary sensation in the heart of Eltham, this stunning piece of suburban excellence is one of five luxury townhouses realised by the talented team at Ryan Developments. Spanning across three storeys with a 24sqm elevation and an underground basement, the home is a true treat of modern luxury that delivers on an open kitchen and living area with stunning soft-close cabinetry, an integrated French door fridge, Miele Pyrolytic oven and steam microwave, and New York palazzo quantum quartz kitchen benchtops.

There are three robed bedrooms. The magnificent master suite has a lavish walk-in wardrobe, a stylish en suite and its own private balcony. Minimalist and sleek, both bathrooms in the house are designer quality and use a variety of materials for the walls and floors that beautifully create a calm and inviting feel. The wooden tones of the vanities tie in with the wooden accents tastefully found throughout the house, from the pantry to the doors.

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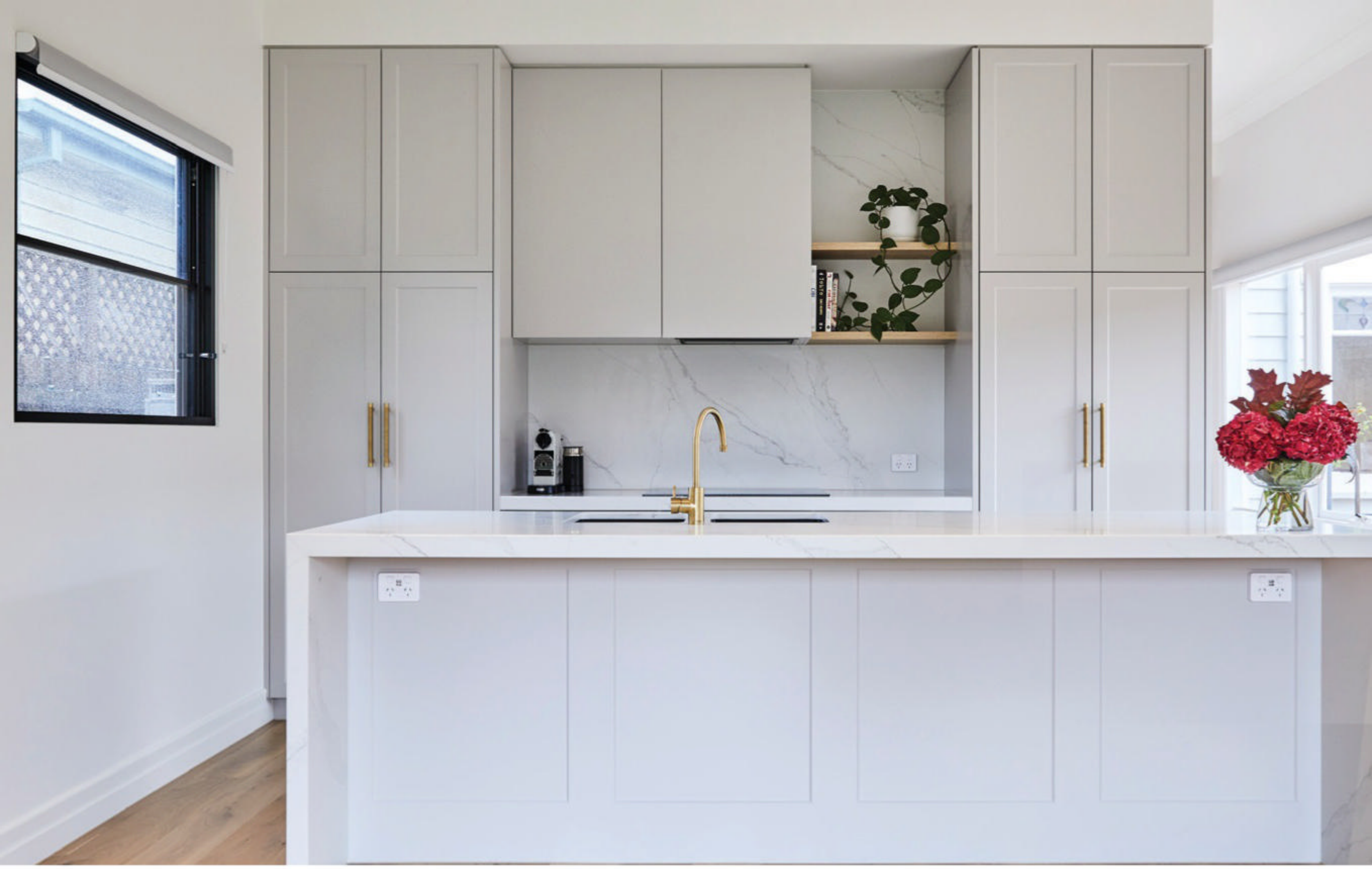
SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Additional flourishes to the house are just icing on top of this already decadent home, and include a sunbathed deck and fantastically landscaped garden, polished concrete floors, ducted heating and cooling, internal elevator and a double garage.

Established by Mathew Ryan in 2014, Ryan Developments specialises in beautiful custom-built Hamptons-style homes. By specialising in this much-loved style, the team is able to execute high-quality builds for each and every client through their tried-and-tested methods and suppliers, providing homeowners not just a home but a new and improved lifestyle.

Ryan Developments primarily services Montmorency, Eltham and Diamond Creek. The company has a strong reputation amongst these local communities, having demonstrated true passion and a reliable service. You can expect shorter construction times compared to other builders while knowing that your home is of the best craftsmanship. Contact Ryan Developments today to discuss your new forever home.



**AHP CONSTRUCTIONS**

# CHIC SIMPLICITY

## A STYLISH AND FUNCTIONAL REFRESH

Fresh, functional and stylish to its core, this once tired home was expertly transformed by AHP Constructions into a spacious, sleek and character-filled home within the heart of Thornbury. With the homeowners after a refresh of their existing abode, AHP Constructions – in collaboration with Heartly Design Studio – set to work removing an old fireplace and void, installing robes adjacent to the 'dead' spaces, as well as installing engineered flooring throughout the home and elegant shaker-style cabinetry within the kitchen.

The team also extended the bathroom out to the side boundary, which allowed them to rework the rest of the internal space to truly capitalise on every ounce of available storage and living space. Situated at the heart of the home, the kitchen captivates with its array of calming neutral shades – grey shaker-style joinery makes way for an eye-catching marble splashback, which is brilliantly offset by the gold tapware and timber flooring.

Moving through the home's decadent bathroom, a freestanding bathtub is a luxurious addition to this hub of all things relaxation. With a timber vanity offering convenient, out-of-sight storage, gold tapware and matching wall and floor tiles, this is a true oasis for wellness and relaxation for the lucky homeowner.

CONTACT

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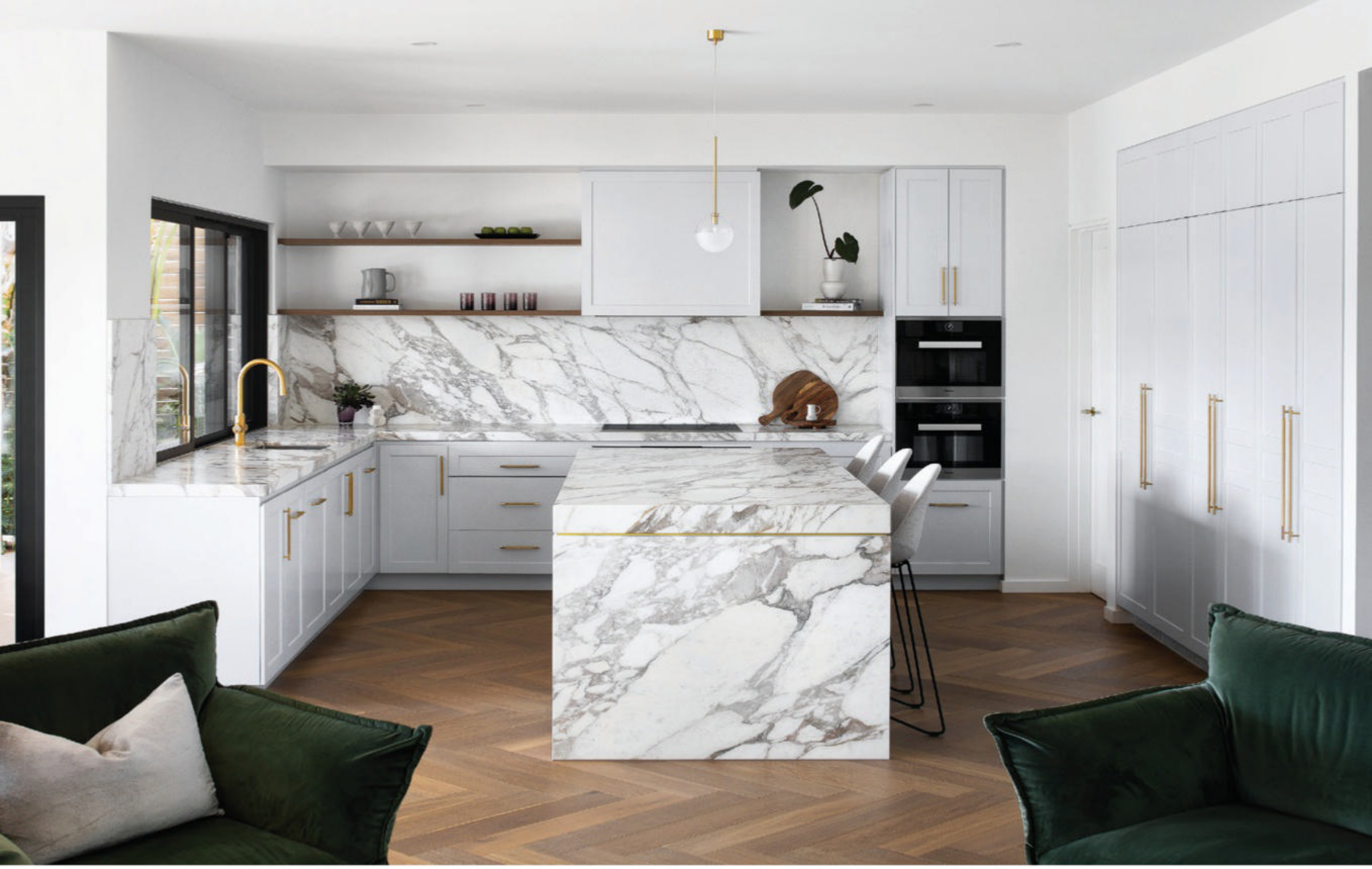
SCAN TO VIEW ADDITIONAL PROJECTS ONLINE

*Photography by Tania Lee Photo*

Clean, quality finishes are at the very heart of this home, where luxury and care meet true practicality for a growing family. Constructed during Melbourne's harsh 2020 lockdowns, the final result is a testament to endless video calls and faith from the homeowner in AHP Constructions' ability to deliver excellence.

With a penchant for architectural renovations and seamless extensions, AHP Constructions is a Melbourne-based construction company, founded back in 2009. Under the guidance of company director Allan Henderson – who has an impressive portfolio in his 25 years of experience – AHP Constructions prides itself on delivering the highest possible quality of service, from the creation of custom homes to bespoke kitchens and bathrooms.

The company's stress-free experience is one of its biggest drawcards; where the team keeps you informed from concept to completion. Taking on a limited number of jobs each year as to deliver utmost excellence, AHP Constructions will deliver a result that is above and beyond its clients' expectations.



## R-BUILT CONSTRUCTIONS

# EFFORTLESS EXTRAVAGANCE

### A PURPOSEFULLY PRESENTED PALLETTE OF COHESION

This modern wonder of glamorous luxury is just one of the many exhilarating homes designed and built by R-Built Constructions. The herringbone wooden floorboards add a classical polish to the house's interior presentation, directing you forward through the floorplan. A theme of opulent marble is weaved throughout the house. The care and deliberateness of this feature can be seen incorporated into the walls, kitchen island and bathroom vanities.

From the entrance, visitors are greeted first by the staircase that winds grandly into the second storey. Glass double doors beckon you into the kitchen and lounge area, the palette selectively combining subtle touches of grey with sleek white walls, robust wooden floors and bold marble statements.

Taking pride in its hands-on approach to projects, R-Built Constructions always stations their management on site, establishing strong company oversight that ensures a flawless execution. Working closely alongside the clients, this collaborative project presented stunning results. Every detail, from the use of unified materials to the cohesive colour palette found throughout the home, has been masterfully implemented to create something truly special.

CONTACT

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Instagram: @rbuiltconstructions

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Centred in Melbourne and the Morning Peninsula, R-Built Constructions conducts residential extensions, renovations and second-storey additions. Building and designing homes for more than seven years, R-Built Constructions was originally conceived out of passion for creating dream homes for Melbourne families.

With an expert team of tradesmen, R-Built Constructions is guaranteed to deliver high-quality builds, whether it be starting your home from scratch or enhancing an existing estate. R-Built Constructions also has a dedicated team of designers who are there from beginning to end, not only for conceptualising floorplans but also taking care of the planning and permits, relieving stress from clients.

R-Built Constructions is a member of the Registered Builders Network, and proudly completes approximately five to ten projects a year. This small number allows the company to pour its full attention and effort into all ongoing projects to deliver outstanding quality homes.

**RAWDON HILL**

# PICTURESQUE PERFECTION

## A SPOT OF TREASURE IN THE COUNTRYSIDE

Coupling country luxury with family-oriented features, this sensational home is the perfect dwelling for tranquil relaxation. The front entry is immaculate and visitors are greeted with a bright, welcoming space upon crossing the home's threshold. Down the hallway is a beautiful European kitchen and dining area ready to greet guests, opening further into a fully covered alfresco area outside. Natural quartz stone by Quantam Quartz was used for the benchtops and ILVE appliances were incorporated, creating a sleek and elegant finish.

Gorgeous mosaic tiles splash across the bathroom floors, with muted grey patterns that tie in purposefully with the deep grey vanity. LED lights halo the undersides of the circular mirrors, expressing a showroom-like feeling of luxury.

Grand spaces are emphasised throughout the home, with a particular focus on entertainment inside and out. There are designated children's areas to ensure privacy and separation, while also providing numerous communal spaces that encourage togetherness. Window seats can be found on both floors of the house, providing special touches of much-needed personal time for homeowners and guests.

CONTACT

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and Clyde North (coming soon)
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Instagram: @rawdon_hill_homes

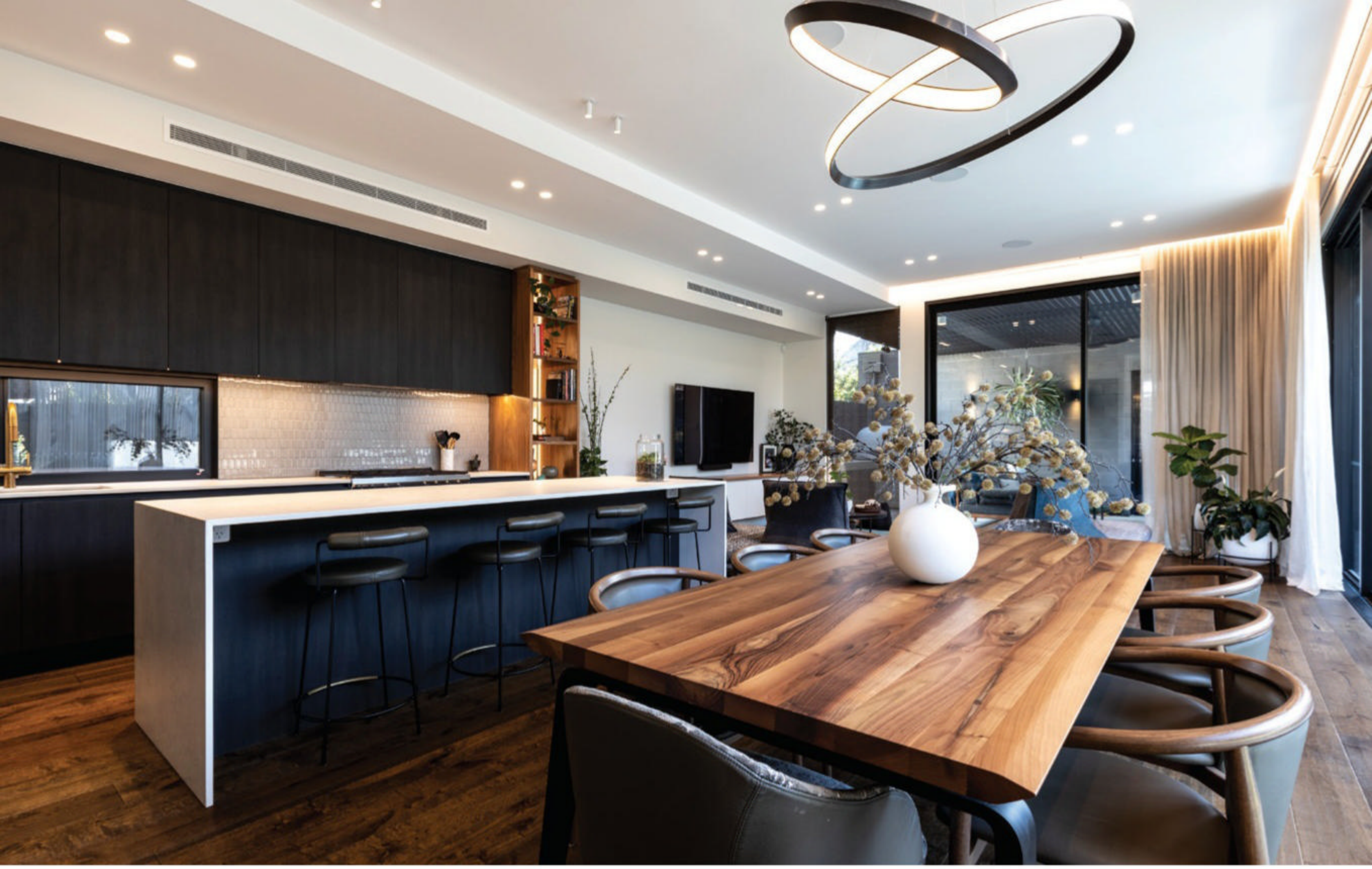
SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Specialising in new residential builds, Rawdon Hill is proudly based in Melbourne's south-eastern suburbs. The company has several display homes located throughout Melbourne, where potential clients can visit during open hours for all enquiries and scheduled showings. At concept and design stages, Rawdon Hill presents all the client's needs and makes adjustments in accordance with their desires.

Purchasing a home is a big investment. The team at Rawdon Hill ensure that expenses are efficiently put towards reflecting clients' visions for their dream home. Rawdon Hill is a strong family business that has been building homes for Melburnians for more than 40 years. The company has built more than 5000 homes and counting, and always put its best foot forward when approaching each and every project.

Rawdon Hill is a member of the MBA and the HIA and is anticipating the opening of another display home in Clyde North soon.



**BACKMAN BUILDERS**

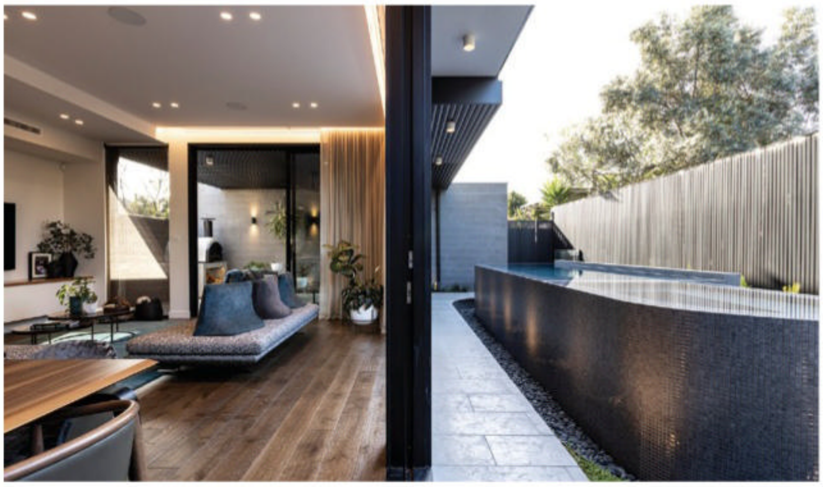
# A TREAT FOR THE SENSES

## LUXURY LIVING FOR A FAMILY HOME

Exuding modern magic from the first glance, this expansive and awe-inspiring home is a testament to the team behind its creation, Backman Builders. The front maintains the masquerade of a quaint Victorian-era home, with a modest yet tasteful front garden and finely wired fence. Stepping into this abode, however, leads into a spectacle of surprisingly sleek luxury.

Entering down a narrow hallway with rustic engineering floorboards, the house extends into the glamorous kitchen, living and dining area. A magnificent, double-ringed light feature, handcrafted by the talented Christopher Boots, hangs over the dining table and chairs, with plenty of natural sunlight streaming in through the glass windows and sliding doors. The black cabinetry of the kitchen is understated, elevating the white marble countertops and tiled splashback. A boldly stylish addition, brass tapware both contrasts and complements this colour scheme.

A standout of the estate is the outdoor entertainment area. An elevated luxury pool stretches along the side, with comfortable seating, an outdoor grill and a pizza oven nestled snugly undercover. This multi-functional space is sure to impress guests and family members popping over for a visit.



CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

*Landscaping by Formation Landscaping | www.formationlandscapes.com.au*

*Interior Design by White Pebble Interiors | www.whitepebbleinteriors.com.au*

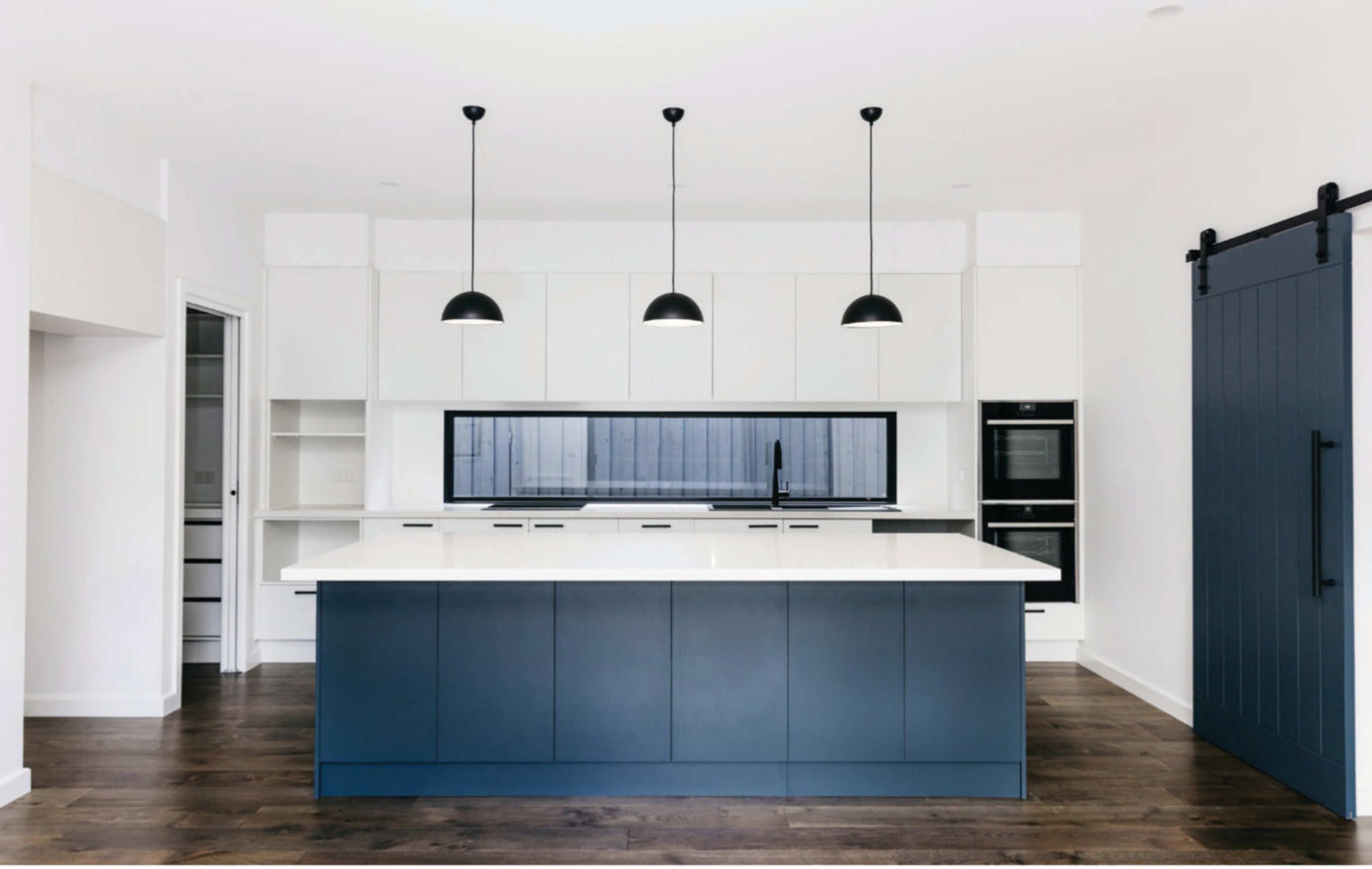
*Photography by Soni Visions | www.sonivisions.com*

*Drone Photography by Supreme Digital Media | www.supremedm.com.au*

Based in Melbourne and the Macedon Ranges, Backman Builders is a family-owned and operated custom builder helmed by brothers Dean and Darryn, who strive for a family-first approach to crafting dream homes. The pair have been in the business for 12 years and come from a long line of Backman family builders.

A team of friendly and reliable tradespeople are the blood of the company, priding themselves on their collaborative relations with clients, designers and architects. The compnay builds three to six homes a year, meaning every project is afforded high-quality attention and care.

Backman Builders is a proud member of Builders Declare, the Australian Passivhaus Association, Live Life Build and HIA. The company focuses on building sustainable, eco-friendly homes that are crafted to last. Its hope is that by constructing environmentally conscious homes, a better future can be paved for generations to come.



**RIDGELINE BUILDING GROUP**

# MODERN BRILLIANCE

## THE HIGHEST DISPLAY OF CRAFTSMANSHIP

This eclectic home makeover from Ridgeline Building Group is a showstopping example of how functionality can be infused with style. The standout feature of the kitchen is the sliding barn door to the pantry, which adds character and warmth to the space. Coated in the same gorgeous, deep blue of the kitchen island, it injects vibrancy and cohesion into the home.

This tone is carried into the bathroom, where dramatic, dark tiles add depth to the luxuriously large shower. A timber finish on the vanity drawers both complements the bold colours and softens the space, resulting in a lavish and harmonious oasis. Black accents on the taps and handles are also repeated throughout, a reflection of the careful consideration in this design.

Storage throughout the home is ample and abundant, with many deep drawers available, such as within the stunning kitchen island. The open-plan design of the living area ensures that the space is versatile, able to be utilised and transformed however the homeowner sees fit.

CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

After accumulating more than 22 years' combined experience, brothers Nick and Mat Distefano decided to start Ridgeline Building Group, striving to execute high-quality builds with immaculate precision and care. The company is made up of likeminded tradespeople that share Nick and Mat's dedication to their craft, aiming for perfection every time.

Servicing the Melbourne area, Ridgeline Building Group specialises in outstanding custom new builds, renovations and extensions. The team understand that designing and building your forever home is an extremely personal process – this is why the utmost care and consideration is put into each client's home.

Registered as a member of the Housing Industry Association and the Independent Builders Network, Ridgeline Building Group has established a remarkable reputation within the industry. Cultivating valuable relationships with fellow tradespeople, this expert team has all the experience and know how to get your project up and running.

Transform HOMES

MASTER BUILDERS VICTORIA

MASTER BUILDERS GREEN LIVING

ADAPTABLE LIVING

INDEPENDENT BUILDERS NETWORK

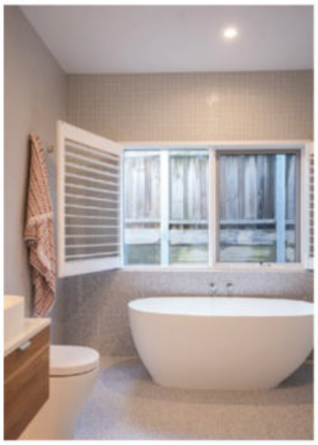
Servicing Melbourne's Inner North, Northern, and North Eastern suburbs

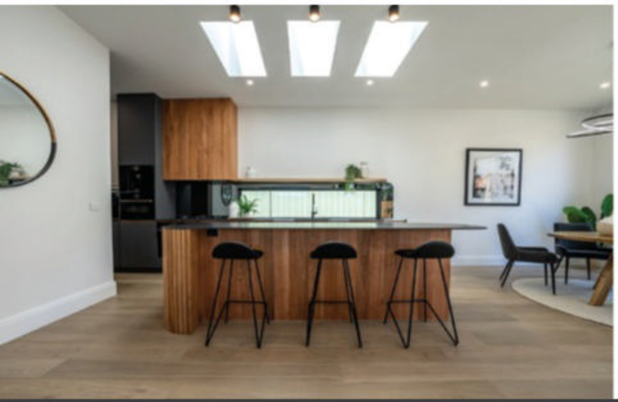
Thomastown Victoria

sales@transformhomes.com.au | Greg: 0410 261 165 | Clive: 0410 479 146 |

www.transformhomes.com.au

*High-end custom new homes & renovations throughout Melbourne's inner suburbs*





ROCKSOLID
BUILDING GROUP PTY LTD

At Rocksolid, we are committed to building lasting relationships with clients, based on integrity and trust.

Our excellence begins with the selection of premium materials, ensuring your project will be carefully built, by professionals who care deeply about the process.

Whether it's a renovation or a new custom-built home – we are with you every step of the way.

We are a team of professionals who thrive on challenge and complexity. We have learned from our obstacles and pushed the boundaries to create unforgettable homes.

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## ROCKSOLID BUILDING GROUP

# A TOUCH OF EXCELLENCE

### CUSTOM BUILT DREAM HOMES

Rocksolid Building Group is an innovative construction company that offers high-quality custom projects throughout Melbourne's inner suburbs. Established in 2017, Rocksolid Building Group has grown its brand as an outstanding building company that prides itself on its astute attention to detail and impeccable craftsmanship.

Taking the time to understand the dreams and lifestyle requirements of each individual client, Rocksolid Building Group knows how to bring your vision to life. No job is too complex for the Rocksolid Building Group team, who thrive on challenging projects and learning from each obstacle they encounter.

Its commitment to excellence starts with only using premium materials and ensuring that each project is carefully built by its professional team. Whether you're renovating or embarking on a custom new home, Rocksolid Building Group will be there at every step of your building journey, from idea to handover.

CONTACT

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SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Integrity, trust and ingenuity are at the heart of Rocksolid Building Group. Dedicated to fostering a progressive culture of passionate individuals, the team deliver quality building solutions at every stage of construction that consistently exceed clients' expectations.

With its diverse experience, Rocksolid Building Group has the skills to tackle any build, and its innovative high-end projects allow the company to thrive in a competitive market where creativity is key. Continually striving for innovative variety, the level of care Rocksolid Building Group puts into every build ensures that each homeowner is proud to showcase their new property.

Rocksolid Building Group is more than a construction company, the team is always seeking to challenge the industry status quo while providing excellence service to its valued clients. Specialising in high-end custom projects and renovations, you can view its impressive gallery of completed and in-progress projects on the company's website.

**IBUILD GROUP**

# SPACIOUS AND SPECTACULAR

## A BREATHTAKING REJUVENATION

This major home makeover is an exquisite example of the work that iBuild Group often delivers. The quaint façade of the original home leads into a totally transformed rear of the house, making exceptional use of the long block. The lower level boasts a spacious open-plan living area that is light-filled and joyous, flowing effortlessly to an alfresco dining space.

The generously sized deck makes the space adaptable for the owners, providing them the option to entertain guests both indoors and out. A vibrant lawn area leads to the luxurious pool, large enough for the whole family to enjoy a warm summer day.

The kitchen is an outstanding centrepiece to this contemporary wonder, with matte black cabinetry that draws the eye and a mint green tile splashback to add character and warmth. The main bathroom is similarly breathtaking, a luxurious freestanding bathtub looks out onto the gorgeous lap pool, with a double shower and vanity easily accommodating for a couple.

CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

iBuild Group has been servicing satisfied clients with stunning homes across the Mornington Peninsula and Melbourne for more than ten years. Completing no more than five projects a year, iBuild Group is a low-volume builder, allowing the team to put the time and effort needed into each home to ensure that the quality and style are of the highest degree.

The company has been awarded for its incredible craftmanship, receiving the 2018 Excellence in Housing Award from Master Builders Victoria. Having been in the industry for many years, iBuild Group has also formed meaningful relationships with likeminded tradespeople, leading to exceptional collaborations with showstopping results.

iBuild Group takes pride in maintaining clear communication with all its clients, providing an online portal that allows them to follow their build from anywhere in the world. The company's client-focused approach ensures that your wishes will not only be met but exceeded. You can contact the team via email to discuss your project or visit the website to see more.

ARCHITECTURAL CONSTRUCTION

Matt: 0402 906 309 | Vincent: 0400 516 597 | info@kabsav.com.au |

BUILDERS OF CUSTOM QUALITY HOMES FROM MELBOURNE TO THE MORNINGTON PENINSULA

Images by Jack Lovel

KABSAV.COM.AU

KABSAV PROJECTS

**BEACHSTONE HOMES**

# LUXURIOUS FAMILY LIVING

## HIA AWARD-WINNING HOME

Beachstone Home's outstanding new build, 'Silvergums' in Mount Eliza is an astonishing display of craftsmanship that celebrates the very best of modern Australian living. A testament to the quality of this build, Beachstone Homes is thrilled to be awarded winner of the 2021 HIA Eastern Victoria Custom Built Home ($1.5 - $2 million) for this gorgeous home.

An incredible example of contemporary Australian home building and thoughtful design, the home embraces the fall of the land and gently flows over three levels and wraps around a central infinity-edge pool and spa. The result is a light-filled home that reveals a magnificent waterfall feature on entry, and provides strong indoor-to-outdoor connections and zoned family living at its finest.

This stunning bespoke home is crafted from natural Australian elements including grey ironbark timber cladding, polished river stone white concrete floors, soaring timber-lined ceilings and 'Innamincka' natural stone cladding, all carefully balanced throughout the home.

CONTACT

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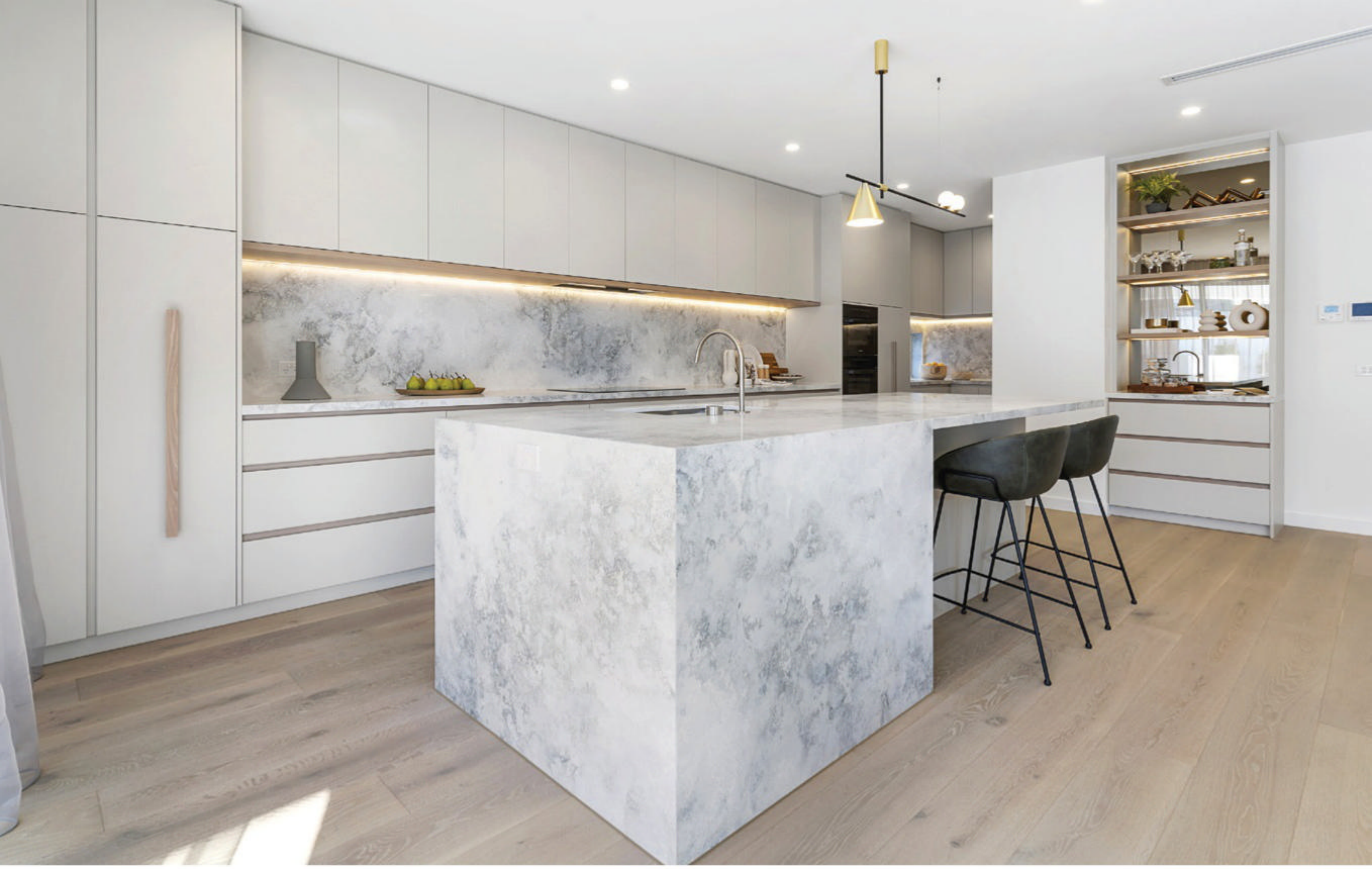
SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Beachstone Homes offers each client the use of its innovative online portal that provides 24/7 access to your project and the flexibility to stay informed of each detail of your build at a time that suits you best. With complete access to everything from documents and plans to selections and schedules, the Beachstone Homes team has taken the guesswork out of residential construction.

A leading combination of advanced online technology and 25 years' experience in engineering, project management and residential construction allows the Beachstone Homes team to deliver affordable quality homes in an open, transparent and authentic process.

Servicing the Mornington Peninsula and the eastern suburbs of Melbourne, Beachstone Homes is committed to building high-quality custom homes, including knock-down-rebuild and dual occupancy projects. With honesty and integrity at the core of the company's ethos, Beachstone Homes guarantees your dream home is in safe and reliable hands.



## SCARPA DEVELOPMENTS

# GENTLE MINIMALISM

### A STRIKING SUBURBAN STATEMENT

Emphatic elevation is stunningly presented at the front of this vibrant custom home, with multi-level landscaping leading up to the entrance. Clean, beige wooden floorboards and pristine white walls run throughout the house's interior, welcoming homeowners into its abode with delightful gentleness. The soft ambience aims for an effortless blend of modern and comfort.

The minimalist cabinetry of the kitchen complements nicely with the marble tones of the island and splashback, with subtle wooden accents in the door handles to match the floorboards. The same gentleness can be felt here, like a reassuring nudge making cooking a relaxing experience.

Tying in stylishly with the rest of the house is a bathroom that blends wooden and marble cabinetry with multi-textured tiled walls and floors. Little flourishes of dark gold on the bathroom's metalwork give the room a spot of luxury in an otherwise cosy retreat.

CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

*Styling by Interior X Design*

Spectacles of the home are the spiral staircases leading to the second floor and basement. The expert craftmanship of this feature is equal parts artful and compact.

Expecting only the best for its clients, Scarpa Developments designs and builds luxury custom homes and commercial properties across Melbourne. Helmed under the excellent management of company director Ian Scarpa, the company offers build processes uniquely tailored to clients. The team's personalised approach ensures that clients are a part of the development of their dream homes from beginning to end.

The expert tradespeople at Scarpa Developments have a high duty of care towards their projects and their clients. Transparency and collaboration are the company's top priority, guaranteeing outstanding results. For those looking to be guided through the making of their next home, contact Scarpa Developments for a stress-free and easy experience.

## BELOT PROPERTY GROUP

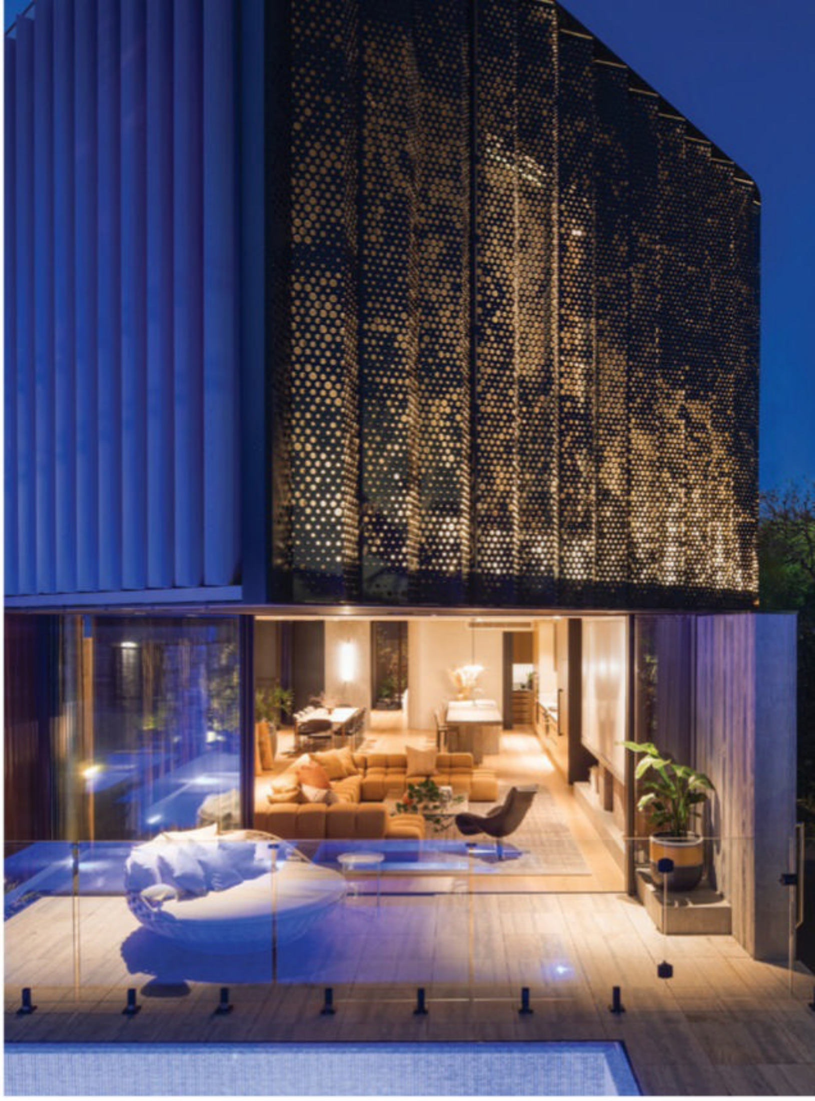
# IMMACULATE MASTERY

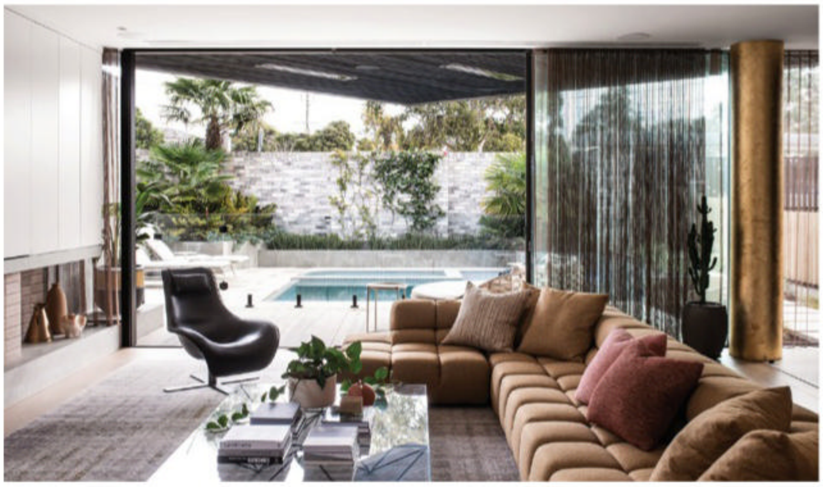
### THE HOME OF DESIGN PERFECTION

Ever striving to push boundaries and deliver ground-breaking results, the award-winning team at Belot Property Group consistently produces masterful homes. Specialising in luxury residential and light commercial developments, the entirety of the process is handled by experts in-house, from the first design draft to the handing over of the keys.

Belot Property Group is a highly-awarded Housing Industry Association (HIA) member, having cultivated a reputation within the industry for designing outstanding homes. In 2021, the company was awarded the prestigious Home of the Year award for an outstanding masterpiece in Brighton. The extraordinary home captures the epitome of contemporary Australian design, with Belot Property Group's flawless execution being the crucial foundation of this masterpiece.

This same home was most recently awarded the 2022 HIA-CSR Australian People's Choice Home of the Year, further exemplifying the magnificence of this project. This is only one example, however, of the immaculate work that Belot Property Group is delivering constantly to valued clients. With dedication, passion, and experience being at the forefront of the company, you are sure to have your expectations well and truly exceeded by these expert tradespeople.





CONTACT

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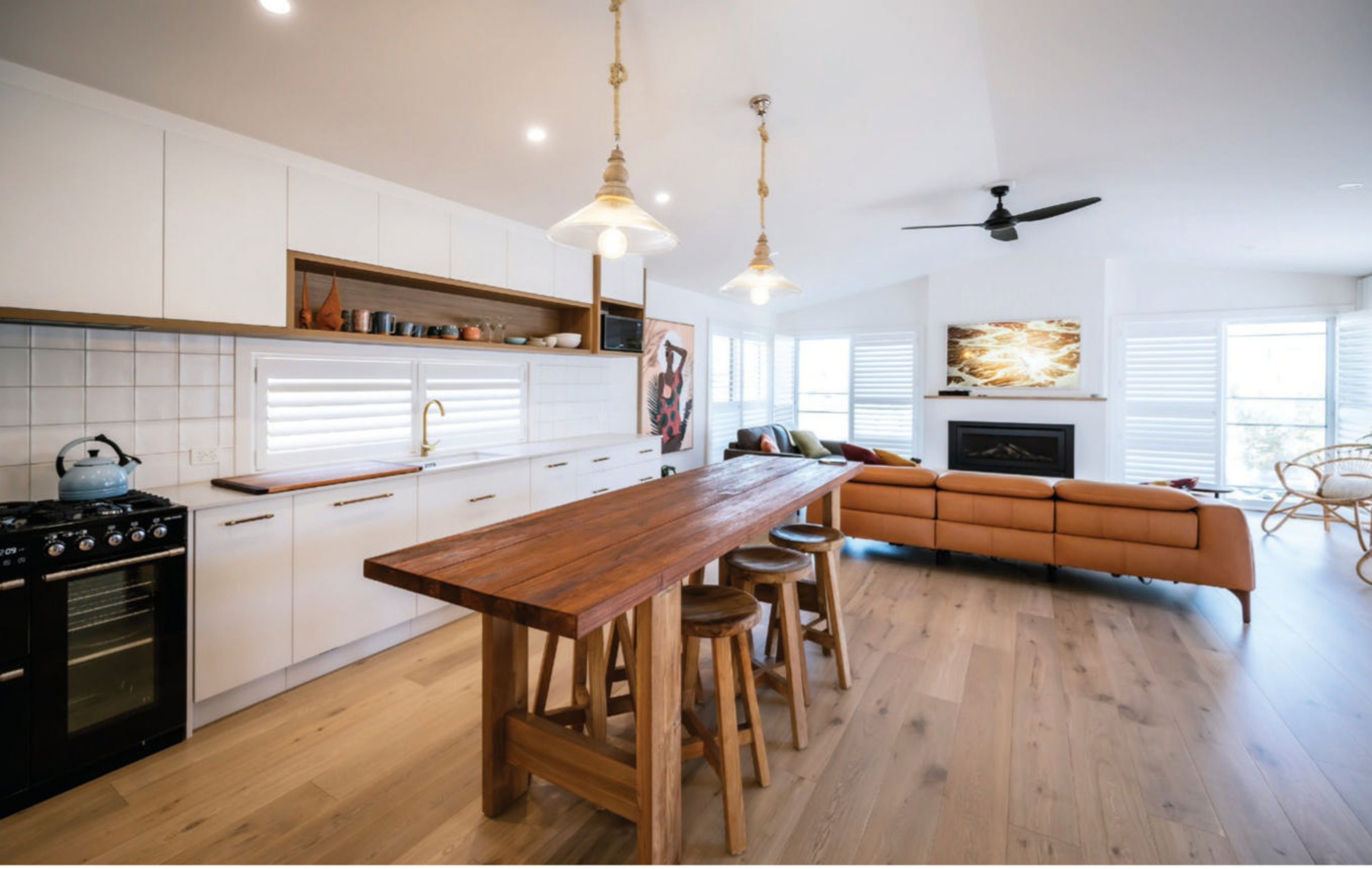
SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Being raised by two industry professionals, Harley Belot's inherited passion for property is what motivated him to start Belot Property Group in 2005. The Port Melbourne based company has been providing exceptional service to the greater Melbourne area for 12 years, leaving each and every client ecstatic with their final result.

Among the team, Belot Property Group possesses a wealth of experience across a wide variety of disciplines. This key knowledge is what ensures that each project is carefully delivered to the client's exact wishes. Belot Property Group also runs Belot Commercial, the arm that delivers turnkey commercial properties, specialising in childcare centres.

Belot Property Group is client-focussed, with clear communication and careful problem solving used to keep everyone on the same page and ensure that the project runs smoothly. These strong relationships that Belot Property Group forms with clients are what sets this company apart from the rest. You can contact the team today to see how your dream home can be realised by these award-winning experts.



**SJG BUILDING GROUP**

# COASTAL COSINESS

## A FOREVER HOME

Bubbly and bright, this coastal retreat was brought to life by the dedicated team at SJG Building Group. Although the company battled through the challenges and delays brought on by the pandemic, SJG Building Group was still able to pull through with a polished finish without compromising on products or trades.

Fresh timber flooring and stylish VJ panelling breathe homely comfort throughout the house. Timber is further incorporated into the bathrooms and bedrooms, adding welcoming warmth that transforms this charming piece into an aesthetically inviting abode. From the rounded blades of the ceiling fans to the coordinated cabinetry, every aspect of this home has been carefully selected to create a loving ambience.

Gorgeous tile patterns enhance the bathroom, complementing the brass fixtures of the shower and sink. The wooden hooks on the wall tie back to the timber features found in all areas of the house, adding to a sense of cohesion.

CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

An emphasis on openness is imbued into both the private and communal areas. The kitchen, dining and lounge room connect to the outdoor deck with stunning marina views, and the master bedroom is attached to a large balcony, allowing for expansive intimacy.

Founder and business owner Sam Goode conceived SJG Group in 2020. Prior to establishing the company, Goode was a skilled carpenter who'd cultivated a stellar reputation as a skilled and reliable tradesperson. Based in the sunny seaside of the Mornington Peninsula, Sam took the leap in his career from a quality carpenter to a thriving business owner, earning his right as a registered domestic builder and establishing SJG Building Group. Dedicated to his craft and his clients, Sam is onsite on his projects every day to ensure that production is running smoothly and efficiently.

SJG Building Group specialises in architecturally designed builds, bringing together the old with the new to create something spectacular. Striving for quality without compromise, only the very best is good enough for the excellent specialists at SJG Building Group.

**INSIDE AND OUT BUILDERS**

# COMFORT MEETS ELEGANCE

## SUSTAINABLE FOREVER HOME

This magnificent Richmond home renovation was completed by Inside and Out Builders. Featuring four bedrooms, two bathrooms, a butler's pantry, fireplace and a home theatre system, comfortable living with luxurious finishes were the focus of this awe-inspiring project.

Utilising a combination of complementary materials, including concrete, reclaimed bricks, bluestone, render and feature timbers, this two-storey extension with rooftop balcony is a sight to behold, with hidden storage, clever cabinetry and careful designs to maximise space throughout the home.

Energy efficiency was also front of mind during the build. An outdoor balcony garden sits on the second floor with a skylight to the living room below, while a water tank feeds the lavatories and garden taps. The home is also kitted-out with full solar power and a battery pack, as well as hydronic heating, double-glazed windows and completely soundproof insulation in all the internal and split-level walls.

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SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

In an incredible feat of industry, the entire demolition was done by hand, due to incredibly tight access to the home, no access to the back of the property and a desire to keep the property's original front façade. This epitomises the heart of Inside and Out Builders, a company that prides itself on customer service, problem-solving and completing work on time.

Specialising in forever homes, extensions, bespoke architectural and heritage renovations, additions and new build project management, Inside and Out Builders has 18 years' experience building completely personalised and customised homes, and works with the understanding that no two properties are the same.

Inside and Out Builders is a member of the Housing Industry Association (HIA) and services many localities around Melbourne's inner and eastern suburbs. Adaptable to changes and new ideas throughout every stage of your build, Inside and Out Builders offers full design and drafting services and high-end craftsmanship for every home.

## THREE EIGHT BUILDING GROUP

# LUXURY DEFINED

### A ‘WOW’ FACTOR MORNINGTON MASTERPIECE

This luxuriously spacious and stunning home is a textbook example of the high-quality craftmanship of Three Eight Building Group. Careful and considered planning of this layout has resulted in a space that welcomes and excites. The clever choice to leave a void over the dining area created decadent, high ceilings that allow the space to seemingly expand.

This vision is further strengthened by bi-fold glass doors that fully open to create an immaculate flow between the home and the outdoor entertainment space. The open-plan design provides the owners with exceptional versatility and freedom to transform their home as they please.

A notably modern palette of contrasting black and white is used throughout the home, such as in the kitchen cabinetry and accents of the bathroom. This is warmed by the use of natural timber finishes to the floorboards, double vanity sink, and external cladding, which add character and depth.

CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

*Photography by Jimmy's Projects*

Three Eight Building Group is a family-owned and operated company that services the Mornington Peninsula. Founding director, Jai Fisher, brings more than 15 years of valuable industry experience to each and every project the team takes on. His background in carpentry, supervising roles, and project management allows him to think outside the box and take on any challenge that comes his way.

A part of the entire building process, from the initial design phase to the handing over of the keys, you can rest assured that Jai and the Three Eight Building Group team will go above and beyond to exceed your expectations. Jai's passion for architectural design and luxury homes is at the core of this company, as he is ever eager to push boundaries and craft homes that have that extra 'wow' factor.

Specialising in custom-built luxury homes, renovations and extensions, the expert tradespeople of Three Eight Building Group are eager to take on your project. You can find more examples of the company's work on its website or get in contact with Jai today via phone or email.

**ENTICE BUILDERS**

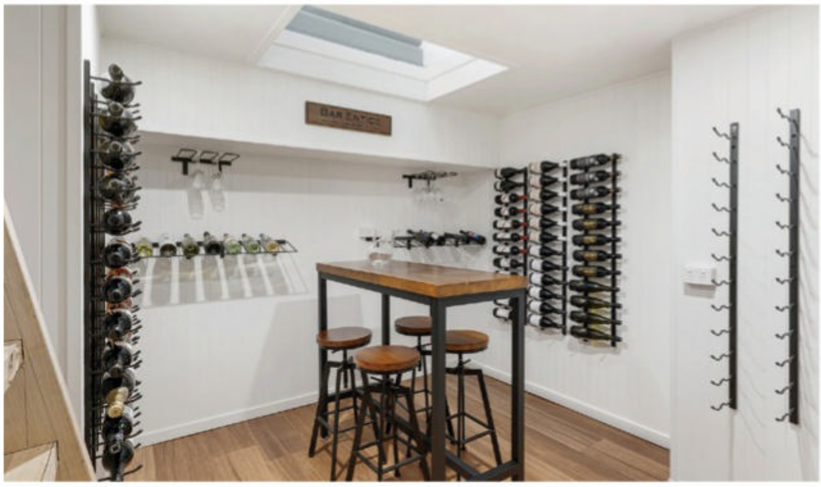
# EXQUISITE TRANSFORMATION

## LUXURY LIVING FOR A FAMILY HOME

Entice Builders has produced a showstopping result with this magnificent makeover to a 1950s cream brick house. An older, less functional space has been masterfully transformed to accommodate for this family from the time their children are toddlers, all the way until they leave home as adults.

The land has been expertly used; the sloping block allows for the garage and home office to be tucked away and for the main living spaces to sit together on one level. This allows the home to be amazingly versatile, able to host and entertain and just provide space for the family to spread out. This continues into the spacious backyard, fit with a pool, spa, and spa house for ultimate relaxation.

The real 'wow' factor of this home is the underground bar and cellar. This cosy space to taste wines or just share a drink is situated just beneath the living room floor, with a glass panel allowing guests to walk over and peer in at the wonders below the surface.



CONTACT

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Instagram: @enticebuilders

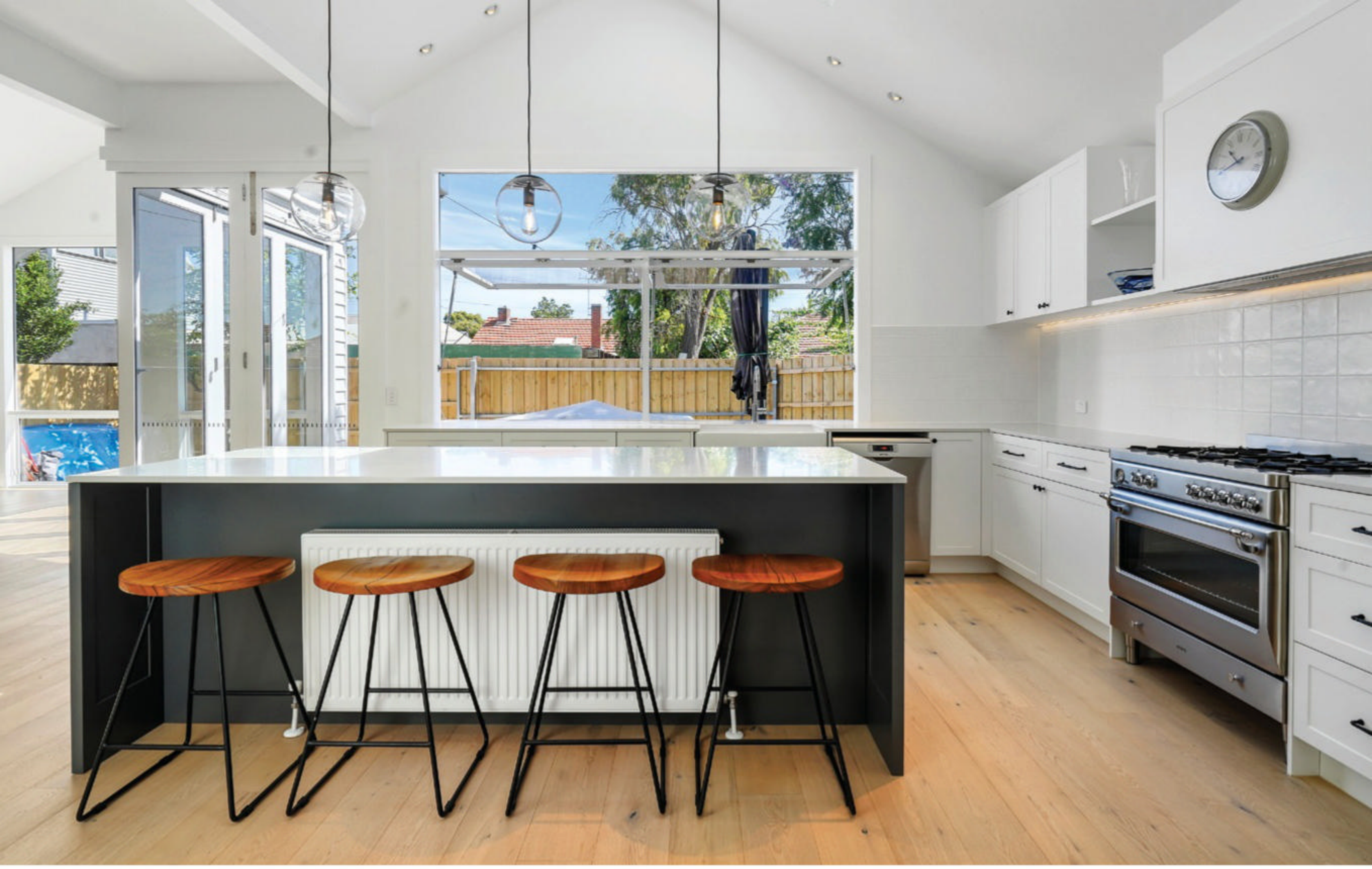
SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Providing just about everything from extensions and renovations to full new homes and multi-unit developments, Entice Builders has all the expertise to deliver you your desired outcome. With more than 20 years' experience in the building industry, this exceptional team has garnered a vast knowledge of domestic building and construction.

The Entice Builders team are all registered building contractors with the Victorian Building Authority, and also proud members of the Master Builders Association of Victoria, allowing you to put your mind at ease with your home in the hands of this professional company. The keen eyes of these expert tradespeople will make sure each and every part of your project is carried out to perfection.

Servicing Watsonia, Greensborough, Macleod, Rosanna, Bundoora, Heidelberg, Montmorency, Lower Plenty, Viewbank, and surrounding northern suburbs in Melbourne, this dedicated team are eager to take on your next project – whatever it may be.



## SUPERB DEVELOPMENTS

# AN ECLECTIC MASTERPIECE

### WHERE MODERN MEETS TRADITIONAL

This masterful transformation by Superb Developments is a true 'welcome home'. The unique space is characterised by its high-pitched roof and skylights that brighten and expand the space. The timber flooring adds warmth to the home, complementing and contrasting the bright white of the walls and ceiling.

The carefully considered layout further opens the space, with seamless flow between the living and dining areas. Expansive windows allow the outdoors to seemingly blend with the indoors, creating a calm and relaxing oasis for these homeowners. Shaker-style cabinets evoke a sense of cosiness and nostalgia, while modern appliances ensure that the home is as functional as it is stylish.

Superb Developments has been able to effectively blend the previous structure of this gorgeous home with new, modern elements to create a timeless look. These homeowners have been afforded all the luxury of modern Australian family living while keeping the charm and wonder of this quaint home.

CONTACT

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SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

*Designed by Glow Design Group*

Superb Developments is known for delivering quality workmanship at high standards. The company provides many services from architectural new builds to high-end renovations including period home restorations. The team's immaculate ability to blend old with new is a cornerstone of this outstanding business.

With more than 40 years' experience in the industry, Superb Developments has all the expertise to make your next project a smooth and successful one. The company places a strong emphasis on communication and transparency, understanding that the process of creating a new home is deeply personal and significant for the client.

Situated in Williamstown, Superb Developments completes most projects in and around the area, currently servicing Melbourne and some parts of Geelong. This dedicated team of tradespeople are eager to take on your next project, and as a member of the Master Builders Association (MBA), you can rely on Superb Developments to not only meet, but exceed your expectations.

**IRONSONS HOMES**

# CONTEMPORARY BLISS

## SUBURBAN FAMILY LIVING WITH A MODERN TWIST

Industrial chic and peak functionality were the brief for this stunning home that has been masterfully created by Ironsons Homes. The effortless open-plan living design gives its owners immaculate versatility and size, along with multiple large bedrooms that are perfectly suited to house an ever-growing family.

The eye-catching façade uses recycled bricks, an eco-friendly way to add character to the front of the home. Inside, expansive windows are installed at every opportunity, opening up the relatively quaint single-storey home. Wide hallways and large bedrooms ensure that there is ample space for this family to spread out.

Outside, the journey continues with stacker doors that allow effortless flow from indoors to the gorgeously paved alfresco area. Fencing lined with bamboo and wall plants add a calmness and sense of welcome to the light-filled garden, a space that provides room for the kids to run around or for the adults to relax. Committed to producing a longer-lasting, lower maintenance home for its clients, Ironsons Homes utilised a H-slab with a 100mm-thick concrete top as a standard, ensuring that the home was truly built to last. The home's frame is built stronger than the Australian standards specify and even cladded in sustainable Hebel panelling.

CONTACT

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SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Con Ioannidis founded Ironsons Homes after working for 25 years in the building industry and seeing a need for a company that could create architecturally inspired designs at a more affordable price. His mission was to combine the best aspects of all parts of the design process and provide them to his beloved clients.

The company offers many design options for all kinds of desired looks and layouts. On top of this, as a low-volume builder, Ironsons Homes has flexibility to allow any changes you see fit. The skilled team will take all your needs into consideration to ensure that you receive a stunning home that caters to your family.

Ironsons Homes is based in Melbourne's northern suburbs but services clientele all over Melbourne. The company has also recently been awarded the 2022 Housing Industry Association (HIA) Victoria Display Home $401,000 – $450,000 award. You can trust this team of motivated professionals to deliver a home that perfectly suits your needs. Get in contact today via phone or email, or visit the website for a look at some of the beautiful design options on offer.

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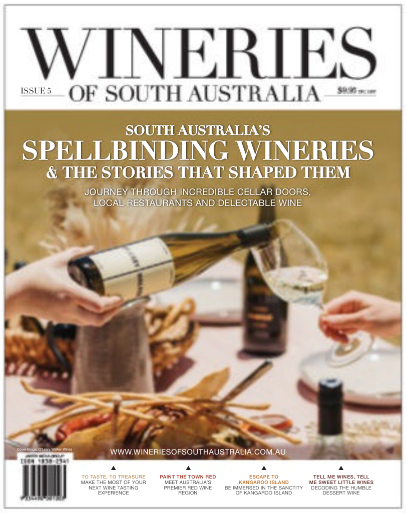
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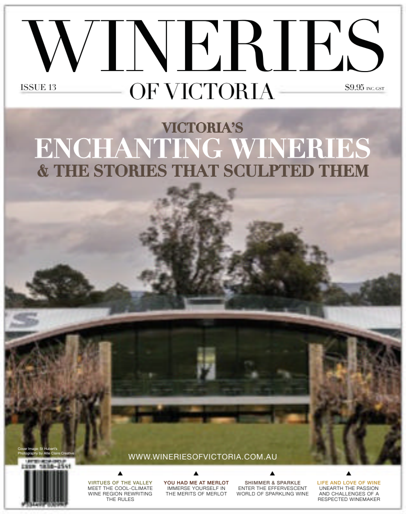
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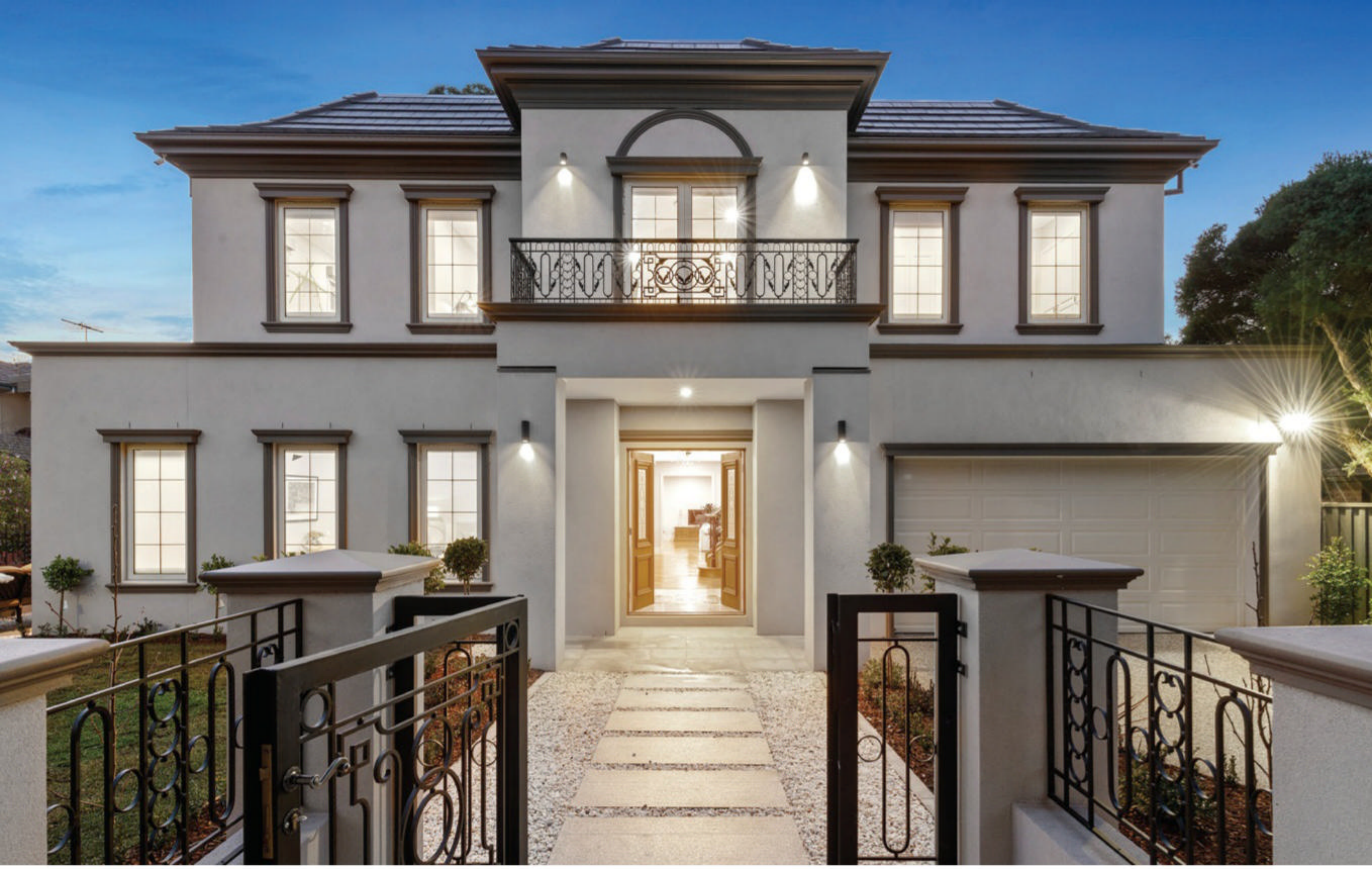

## DESIGN N BUILD

# SIMPLY 'WOW'

### A SPECTACULAR LUXURY HOME

Elegance meets comfort in this decadent home by Design n Build. A grand façade sets the tone for this magnificent beauty, with traditional, double wooden doors inviting you in to the showstopping foyer. A centrepiece chandelier features not only here but in various rooms throughout the home, a stunning touch that adds a sense of luxury.

Natural timber floorboards complement the white walls and ceilings, adding warmth and depth to the expansive home. Shaker-style cabinetry throughout the kitchen evokes a sense of nostalgia while remaining timeless and stylish. An open-plan living arrangement allows these homeowners to make excellent use of the space, with effortless flow between living and dining areas.

The main bathroom is a spectacular addition of character and class to this outstanding home. A unique, marble-textured brown tile contrasts beautifully with the cream colour palette of the wall and benchtop, creating a space that captivates the eye and eases the mind.

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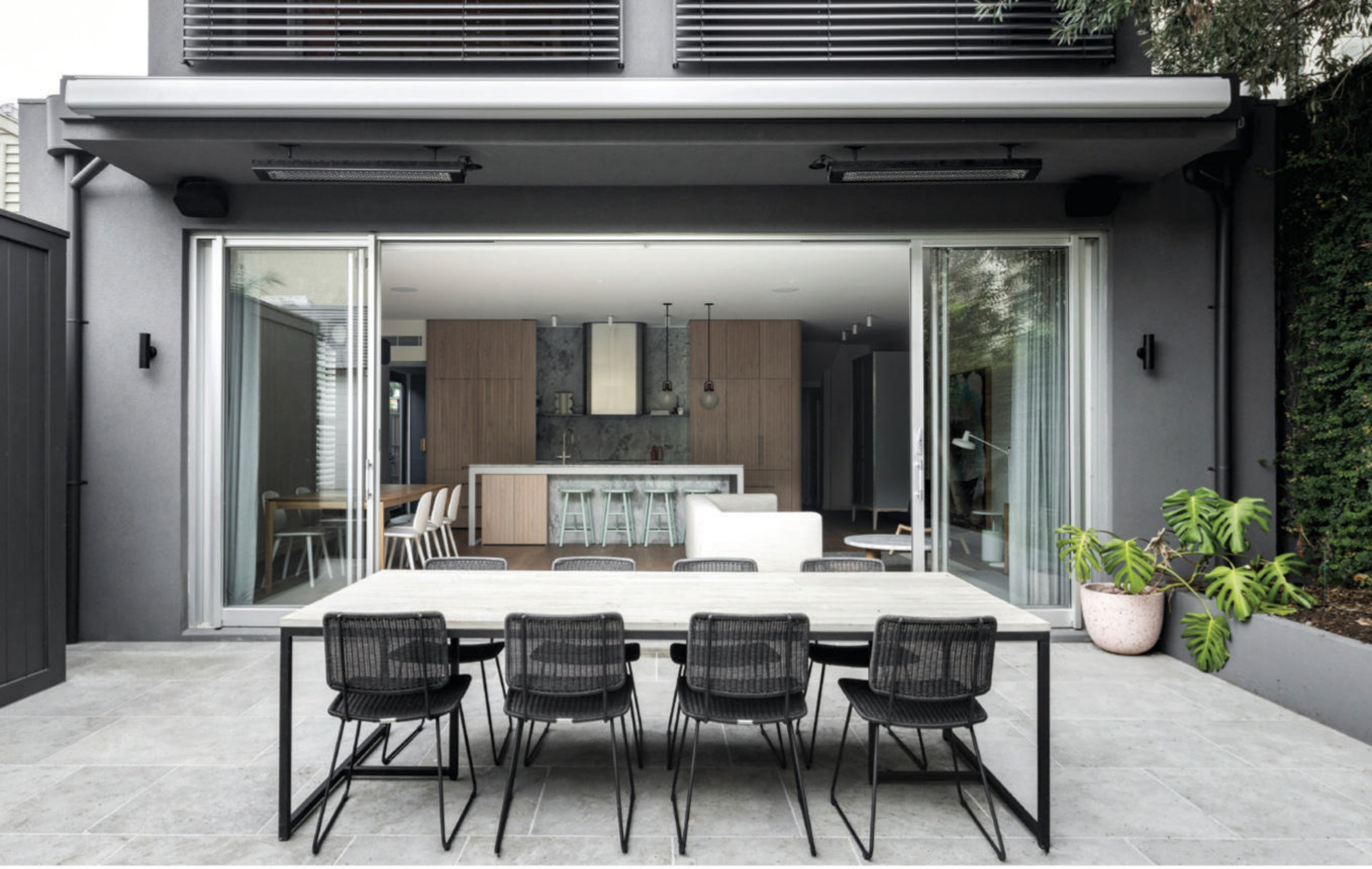
SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Design n Build specialises in bespoke luxury home design, where clients can collaborate with a small team of experienced design professionals that are passionate about going the extra mile. Your dream home will quickly become a reality with these expert tradespeople at the reigns.

The company was established in 2013 by director Ibrahim Attallah, an exceptionally qualified architect and interior designer with more than 40 years of experience in the industry. Assistant director Marc Attallah is the key project manager, implementing high-end solutions to minimise costs and maximise time saving opportunities.

Eager to deliver, the Design n Build team can work collaboratively and creatively to meet any budgetary or site constraints. A wealth of experience ensures that your design process will be easy and effective, combining all the necessary factors to leave you with a stunning new home. Get in contact today to start your journey to luxury.



## LARKIN BUILDING GROUP

# A VICTORIAN SECRET

### THE CONTEMPORARY WITHIN

Boasting the classic beauty of a Victorian visage, this home expertly blends past with present to stunning results. While the front of the house maintains its humble origins, the interior and back hide modern secrets within its walls. Remnants of its former glory can still be spied, from the intricate details embedded into the ceilings and fireplaces, along with the style of the wooden bannisters. However, all other features are fiercely contemporary.

This marvelous abode was designed by the talented team at Whiting Architects and bought to life by the skilled experts at Larkin Building Group. Gorgeous geometric tile patterns within the laundry room complement the bold yet muted blue of the cabinetry. The same warm blue tones are found throughout the interior, from the abundant storage to the beautiful bathrooms. The colour palette exudes calming auras compelling its residents to kick back and relax.

Freedom of space is quite prominent in the kitchen, gelling with the dining and lounge to create a multi-functional space that encourages closeness and comfort between residents and visitors. Sweetening the deal are sliding doors that open out into an outdoor seating area. The multilayered dimensions of this space make entertaining guests an elevated and enjoyable experience.

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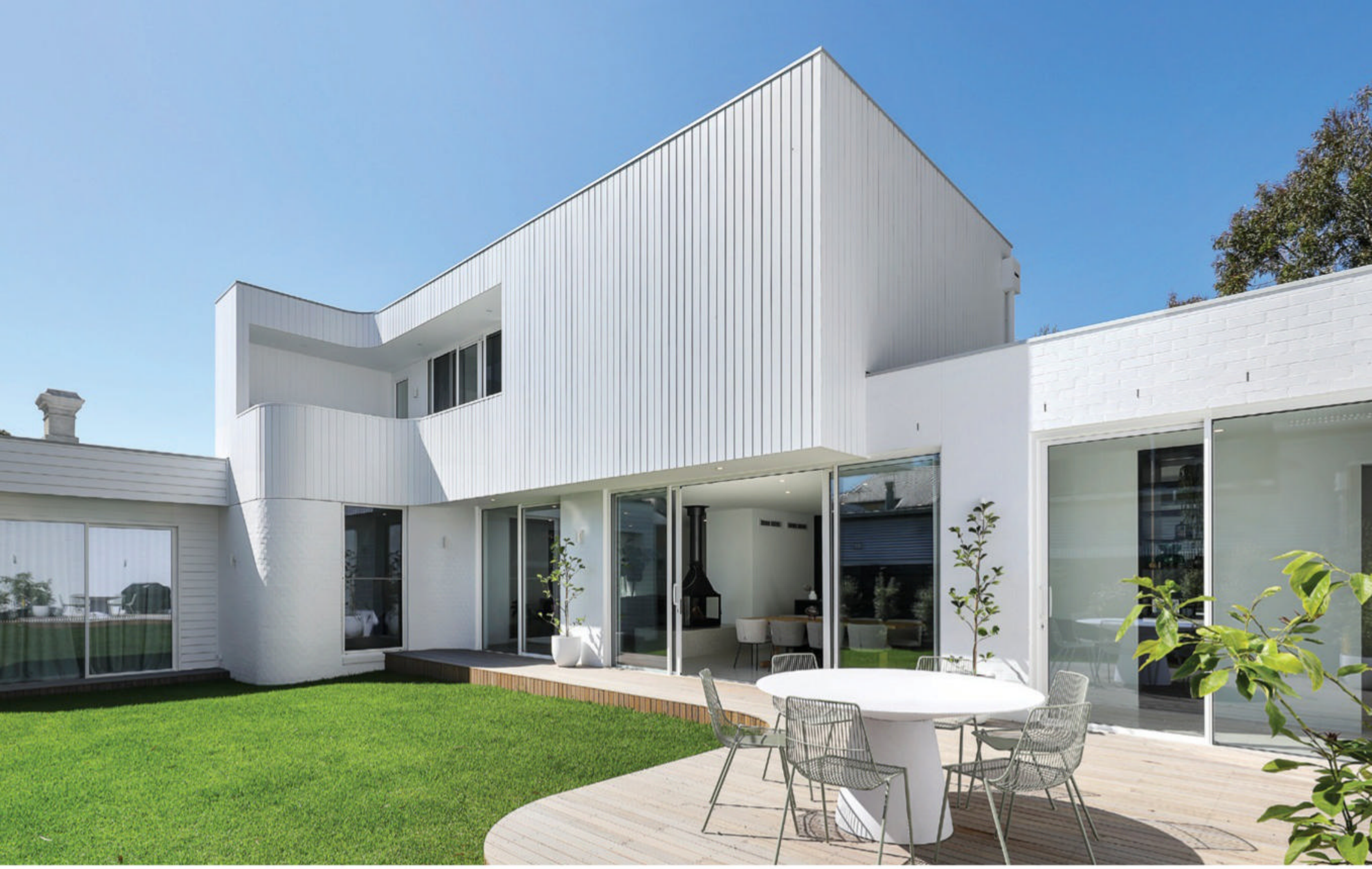
SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

*Architecture by Whiting Architects* | *www.whitingarchitects.com*

The master bedroom has plenty of storage space, some with hidden counters built-in to them to emulate the opulence of high-end hotels. The grey and white tones of the carpet and walls soften the bedrooms, inviting gentle recovery from the day's woes. The master en suite continues the theme of colour, tying grey into its marble and floor tiles, and white into its walls.

The capable team at Larkin Building Group helped bring this brilliant vision to life. Director Jayden Wintle helms the company, overseeing a highly skilled group of building experts who are the best in their industry.

Larkin Building Group prides itself in taking a hands-on approach to its projects and clients, establishing transparency and communication at all stages of the production process. The builders work alongside superb architects to deliver an incredible amalgamation of skill and detail.



**DREAMLINE HOMES**

# EFFECTIVE AND DARING

## A WORK OF CONTEMPORARY ART

This incredible home addition by Dreamline Homes is a breathtaking beauty. A character-filled Victorian weatherboard façade leads effortlessly into the magnificent double-storey, modern extension. Features of this new space have been carefully and skilfully chosen by the expert team and the home's owner, who have found the perfect balance between contrast and cohesion.

Playful yet sophisticated, curved walls in the rear add a dramatic modern touch while nodding to the arcs and original skirtings of the home's front. Large living spaces and heigh ceilings create a sense of luxury living and decadence in a home that presents itself as classic and traditional.

The switch in tone between the two sections is decidedly obvious yet feels exactly right. A perfect blend of the old and new leaves these homeowners with a timeless look and a functional home that offers all the prestige of the former house while injecting those modern amenities that adequately provide for a family.

CONTACT

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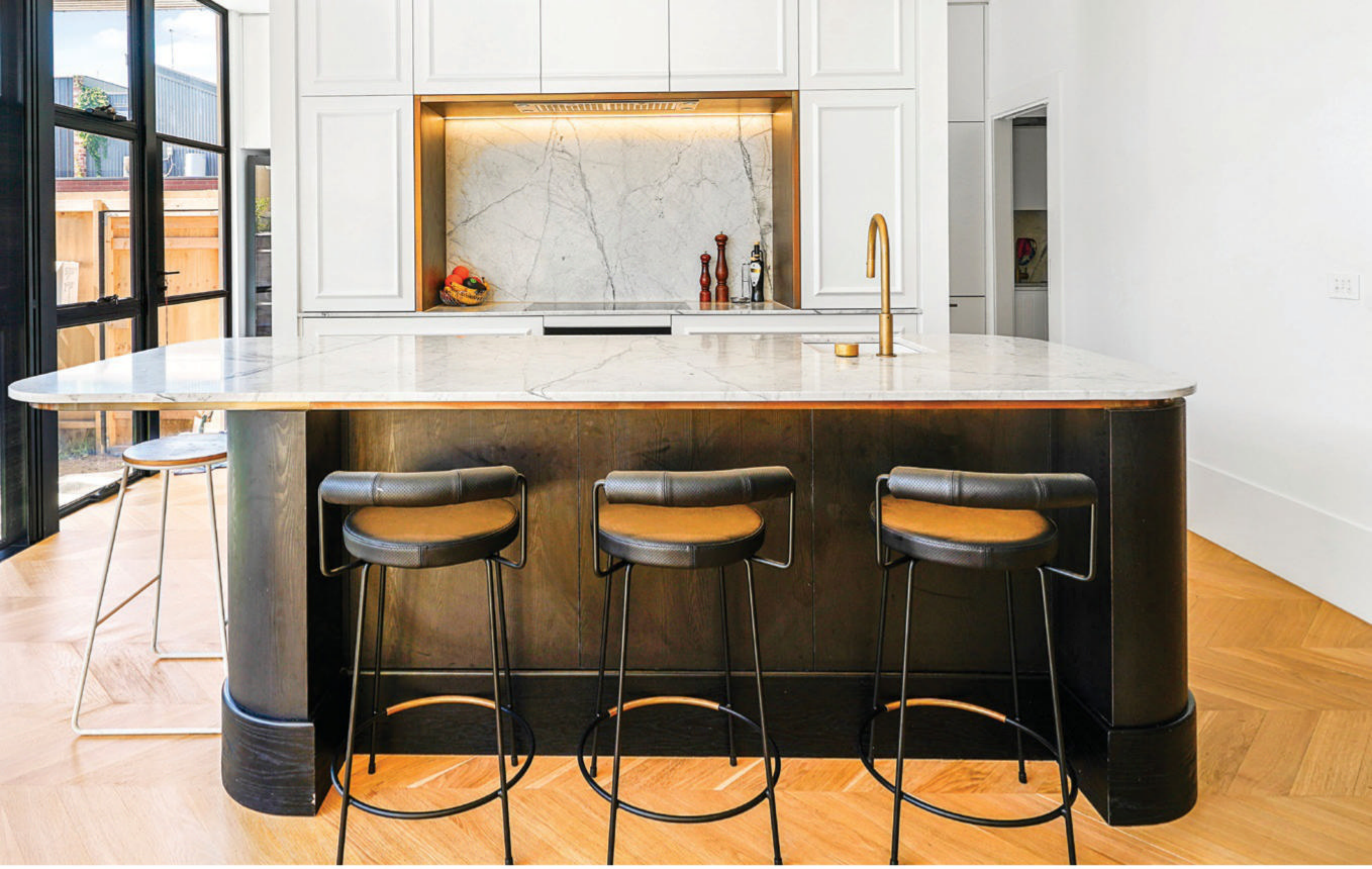
SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Dreamline Homes is a company of dedicated experts who specialise in new homes, extensions, and renovations. The team plans, manages, and builds each project, keeping hands on throughout the process and remaining diligent every step of the way. You will be offered first class communication from start to finish, being continuously updated through each stage of your project.

More than 30 years of building experience allows Dreamline Homes to maintain quality relationships with architects and designers alike, working cohesively together to produce outstanding homes. As a member of the Housing Industry Association (HIA) and the Victorian Building Authority (VBA), you can trust Dreamline Homes to deliver to exceptional standards.

Situated in Plenty, the company services the north-eastern suburbs and inner city of Melbourne. Dreamline Homes is eager to make your dream a reality, and you can contact the team to discuss what you're looking for in your new home today.



**RYDER BUILDING GROUP**

# REMARKABLE RENOVATION

## A TASTEFUL TAKE ON TRADITIONAL

This stunning renovation of an Albert Park beauty is a masterclass in blending the old with the new. The expert team at Ryder Building Group has shown excellent precision and careful consideration in the execution of this warm and welcoming home.

The quaint façade of this property holds all the history and nostalgia, which is continued as the entrance leads into the original hallway with arcs and cornicing. The kitchen is where the contemporary starts to seep in, with a bold, black kitchen island taking centre stage. This choice, while daring, does not feel out of place within the home, as the kitchen still features timeless shaker-style cabinetry that echoes the former home's features.

The living room is a further success, with the natural timber used for the floorboards continuing on the shelving and cabinetry. This adds warmth to the space, cohesively tying it in with the rest of the home. A fireplace at the centre of the room gives a cosy feel yet complements the modern styling.

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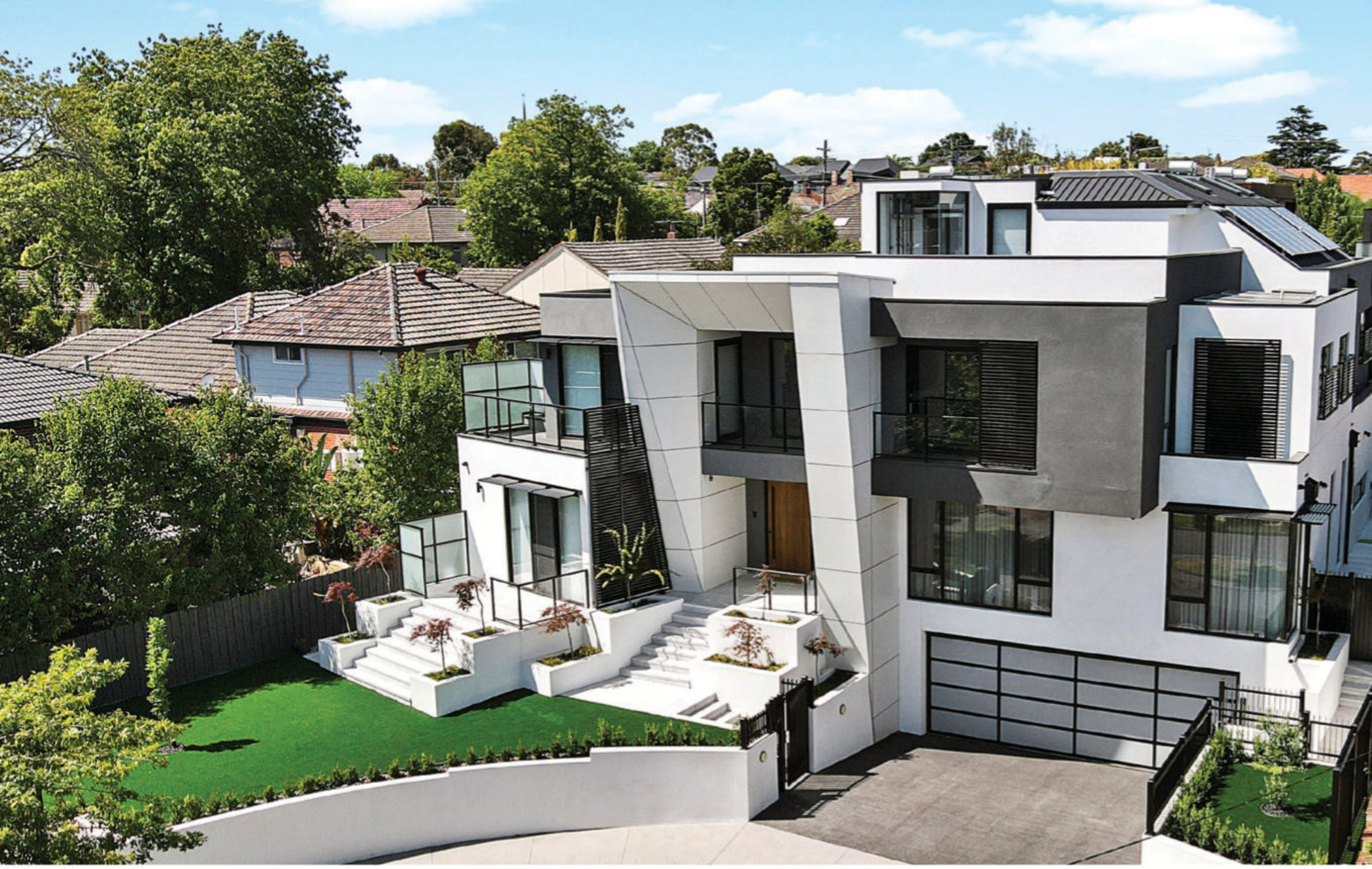
SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Ryder Building Group takes pride in holding core values of integrity, passion and excellence, upholding these sentiments through each and every project. Director, Darren Ryder, brings more than two decades of valuable industry experience to all his builds. He has been responsible for a wide range of projects from refurbishments and renovations to entire new homes and even commercial works, giving him priceless knowledge when it comes to building.

The company takes on many different builds, including renovations and new homes, and are experts in traditional and heritage work, with a strong interest in these beautiful homes. As Ryder Building Group is based in South Melbourne, many of the surrounding homes have heritage features. The company has therefore built a reputation of excellence when it comes to restorations of these homes, with invaluable knowledge about the complexities and regulations of such houses.

This expert team of tradespeople can tackle just about any project that comes their way, and they are eager to hear from you about your dream home. You can get in contact today via phone or email and see what Ryder Building Group can do for you.



**FULCONSTRUCTION**

# DARING AND DECADENT

## A SHOWSTOPPING MODERN MARVEL

This showstopping home is luxury living defined: Fulconstruction has left nothing behind in the thoughtful construction of this decadent masterpiece. Eye-catching contemporary features are what make this home stand out on the street, with an asymmetrical, geometric design that is as technical as it is playful.

These owners are left with nothing to be desired, the home features a lavish swimming pool and a 'wow' factor cinema room. The master bathroom is a relaxation oasis, with spa-like white finishes and a luxuriously generous freestanding bathtub.

With multiple living areas across three storeys, this home is an entertainer's delight. There is freedom to seamlessly move throughout the space and the open-plan design of the main living area easily accommodates for the modern Australian family. The interior of the home is contemporary yet timeless, with clever design choices such as sleek, handle-less cabinetry in the kitchen, and natural timber floorboards throughout the home.

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

*Designed by Mi Design Group*

Fulconstruction specialises in building new, custom homes throughout Melbourne. The team is dedicated treating each and every client with the care and consideration they know is required when it comes to designing your very own home. Each project is uniquely tailored to a client's needs and wishes, ensuring you will get the exact outcome you desire.

As a Master Builders member and a registered building practitioner, you can rest assured that Fulconstruction is a trustworthy and qualified builder. A house designed and built by this exceptional company is sure to stand the test of time, serving you as a stunning forever home.

Fulconstruction has cultivated an outstanding reputation amongst the community and building industry, which is the reason the business has been able to grow. Recommendations from regular clients speak for themselves, with many happy homeowners eager to return. To join the ever-growing family of clients that Fulconstruction looks after, get in contact with the team today.

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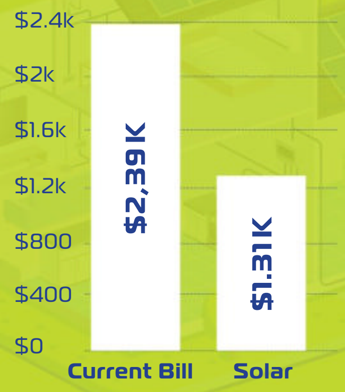

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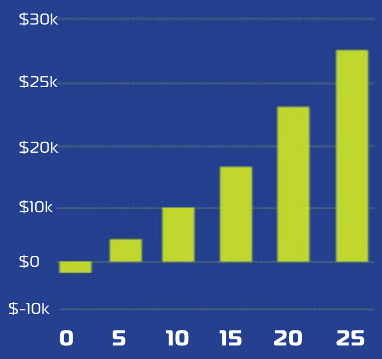

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*Savings based on a home in the South East Suburbs (Eumemmering) using 20kWh per day @ 27.8 per kWh, $1.19 daily supply charge and a Solar Feed in Tariff of 5.2c.

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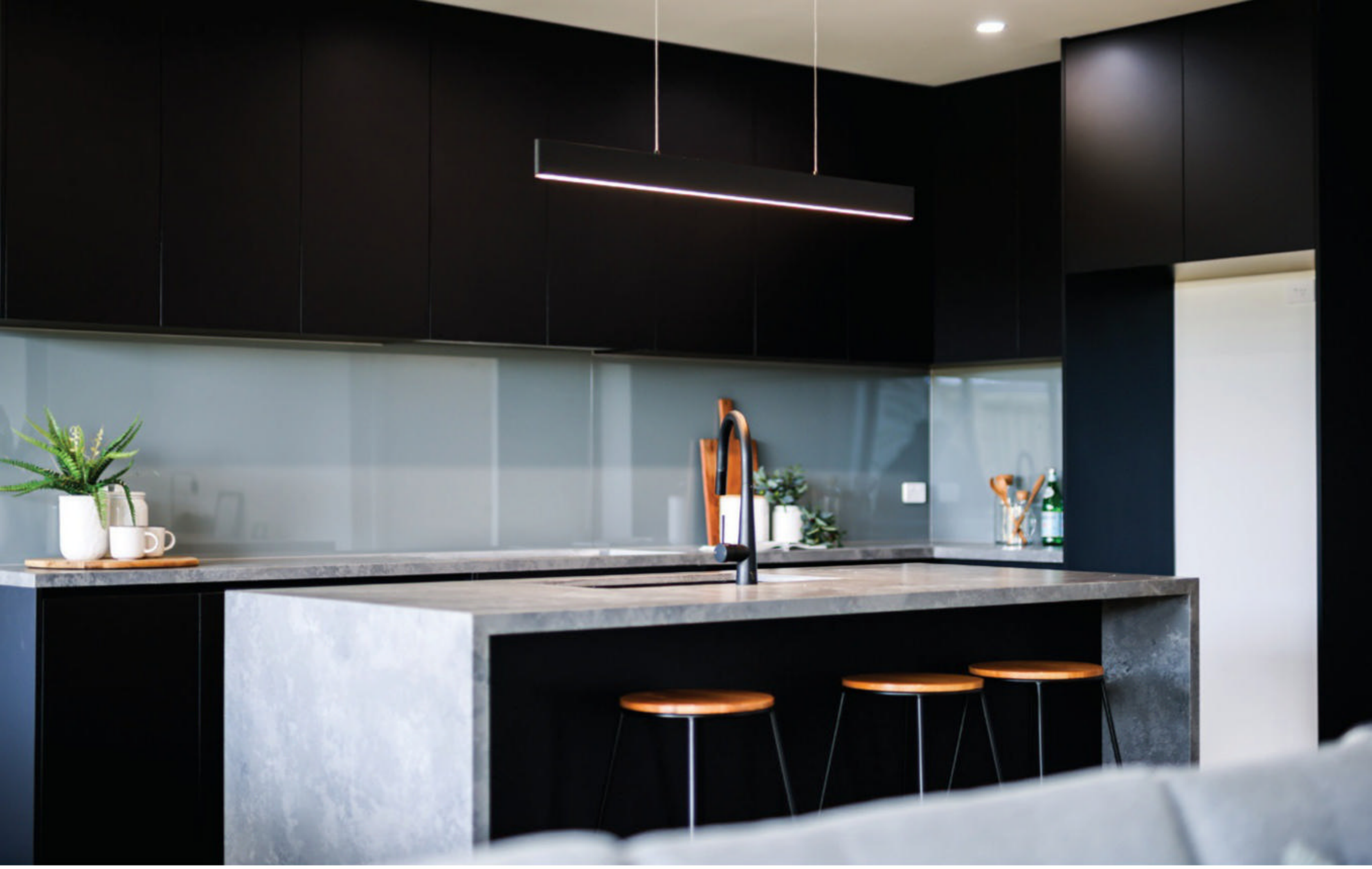
**E** admin@sixstarplus.com.au



**EVYAPAN CORP**

# TEMPTING AND TIMELESS

## AN ALLURING AND EXQUISITE BLOCK TRANSFORMATION

This dual occupancy masterpiece has been carefully considered and cleverly executed by the team at Evyapan Corp. Optimum functionality has well and truly been met, all while delivering an on-trend, modern marvel. The contrasting façades are eye-catching and contemporary, with recycled brick juxtaposed against deep black panelling on the left-hand unit, while the façade on the right is covered by warm and light timber battening that brightens the design. This intrepid design is a masterclass in modern styling.

Black is the cohesive tie between each room in these stunning interiors, with taps, adornments, and tiles all in a dark shade that leads to the centrepiece: the showstopping kitchen. Here, deep tones cover all the cabinetry panelling, capturing the eye and adding depth to the space.

The use of space is the key factor to the success of this luxurious design. The double-storey layout ensures that these smaller homes still boast spacious bathrooms and lavish bedrooms, as well as fully equipped and sizeable kitchens. The occupants are then able to spread throughout the home with ease, each finding their own sanctuary.

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Evyapan Corp collaborated with these clients every step of the way, from the initial building stages through to the completion of the project. The owners were fully aware of the process as it was happening, with any changes being executed in a timely manner by the expert team.

Having spent more than five years in the business, Evyapan Corp has been delivering custom-built homes, renovations, multi-unit developments, and dual occupancies all throughout Melbourne. The company works hand in hand with all clients to deliver their projects exactly as they envision them, with all the function and style of the modern Australian home.

Evyapan Corp takes pride in meticulously planning projects, ensuring that every obstacle is already considered and the build can be executed smoothly. Your exact wishes will be met by this detail-oriented team. If you're looking for the right builder for your next venture, get in contact with the team today.

**GILCHRIST HOMES**

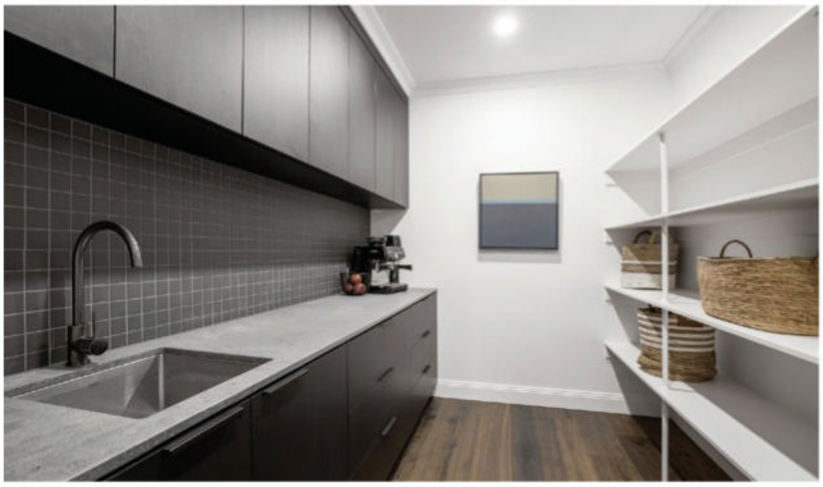
# VERSATILE PROFESSIONALS

## CRAFTSPEOPLE FOR EVERY STYLE

These two gorgeous display homes are the perfect marriage between modern luxury and sleek minimalism. The bathroom maintains a cool greyscale palette, with gentle tones imbued into the tiles that starkly contrast to the white ceilings and charcoal vanity. The downstairs bathroom has a stunning Studio 1500 Oval Cast Stone Freestanding Bath from Argent Australia, luxuriously deep to allow for an immersive experience. Pendant light fixtures make a subtle statement above the vanity and the bath, simplistic and futuristic in their execution. The upstairs bathroom mirrors the tones of the downstairs bathroom, with a grand Villeroy & Boch Showerhead and an open design that allows for freedom of movement.

Keeping with the greyscale aesthetic, the laundry area perfectly echoes the cool tones of the bathroom, with elegant Argent tapware and an abundance of open shelves and closed cabinetry, providing a variety of storage for all needs.

While it features the same quality tapware and fixture, the kitchen adopts a lighter colour palette of gentle beige wooden cabinetry and a kitchen island. The natural sunlight and the hidden LED lights beneath the overhead cabinets elevate the brightness of the space, creating an overall calming presentation.



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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Gilchrist Homes has a long-standing partnership with Argent Australia to ensure that both teams are delivering the best results for clients. Villeroy & Bock, Reginox and Argent are heavily featured within both display homes in Baranduda Victoria, and in its everyday standard inclusions. This collaborative effort produces stunning results, with features and builds designed to last.

The aim for Gilchrist Homes is simple: to create exquisite homes builds with the highest quality, care and integrity. Every client is different, and the company recognises that personalisation is something greatly valued by homeowners. As such, Gilchrist Homes goes above and beyond to build detail-oriented dwellings that serve the tastes and interests of all its clients.

Custom home design is at the heart of Gilchrist Homes. The team believe that a house should have the capacity to inspire, nurture and entertain its residents, and they are dedicated to building places that embody these assets. Through hard work and time investment, Gilchrist Homes has built a community reputation that accurately reflects its values, and strongly believes that its results speak for themselves.

**NOOK RESIDENTIAL**

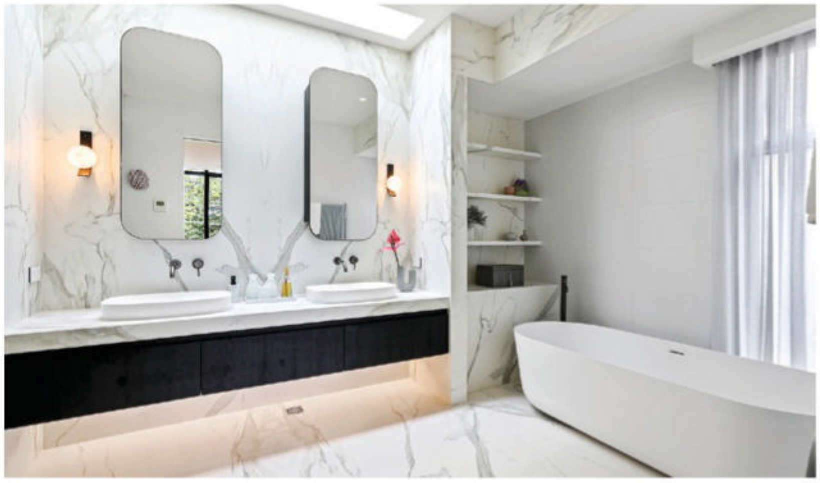
# AN ARCHITECTURAL DELIGHT

## CONTEMPORARY FAMILY LIVING

This inspired home by Nook Residential is an art lover's paradise. Unique and boundary-pushing, the contemporary space is the perfect combination of style and function. The asymmetrical façade features expansive windows that act not only as a eye-catching design element, but also a carefully considered method of opening up and brightening the home.

Inside, the main living area is the true centrepiece of the home. A stunning, abstract feature wall adds character, creating a unique and personalised piece of art. An open-plan layout makes the home versatile, allowing the owners to entertain – or simply relax – and spread throughout the space. The light-filled home is a comfortable, design marvel.

The generous and well-equipped kitchen is also contemporarily styled, with sleek, matte black cabinetry and stunning porcelain/granite finishings throughout. The kitchen island is luxurious, with enough surface to more than fulfill these homeowners' needs while still leaving ample room to move easily between spaces.



CONTACT

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Director of Nook Residential, Christian Bakker, brings more than 15 years of experience as a carpenter to each and every project. Having worked for architectural builders, Christian has a keen eye for detail, knowing what should be expected of the home building process.

Nook Residential produces architectural masterpieces with precision and refinement. Established in order to deliver quality homes to the highest of standards, the company is passionate about the building industry. The expert team is committed to going above and beyond to give each client their own individual home.

Working alongside architects, Nook Residential creates tailored spaces that perfectly reflect homeowners' wishes and needs. The company is a Registered Domestic Builder Unlimited and a member of the Master Builders Association (MBA), meaning your new Nook Residential home will be of the highest quality and stand the test of time. Get in contact today to see what Nook Residential can do for you.

**MURCHIE GROUP**

# CUTTING-EDGE DESIGN

## UNPARALLELED CRAFTSMANSHIP

Specialising in premium-quality new homes, renovations and extensions, Murchie Group delivers cutting-edge architectural wonders across Melbourne. This highly qualified team understands all facets of the design process, from conceptualisation through to project delivery, ensuring that your new home is in the best hands.

Ever striving to be at a forefront of home design, Murchie Group implements the use of the newest developments in materials, building methods, and technologies. Your Murchie Group home is sure to be as stylish as it is functional, with high-quality materials that will stand the test of time.

This innovative wonder in Brighton is an example of the unique, modern masterpieces that the company produces. The cohesive and continued use of materials such as timber throughout the house ties the vision together. In a more restricted space, the open-plan living design allows the home to feel luxurious and expansive. The one-of-a-kind wooden façade feels as welcoming as it is captivating, creating the perfect mix of style and comfort.

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Servicing Melbourne's inner fringe and the south-east, this team prides itself on being a boutique business that works carefully with clients to produce their exact wishes. Murchie Group understands that every job is unique; a journey that must be embarked upon with the client as a partner.

These tradespeople's ever-evolving skillset allows them to tackle any challenge that comes their way. Years of expertise has also allowed Murchie Group to cultivate relationships within the industry that prove extremely useful in the design and construction processes. The combination of these tools results in only the best home design outcomes for Murchie Group's clients.

Eager to take on any projects from renovations to home builds, Murchie Group encourages you to get in contact with your design dream today. This innovative company provides the highest levels of professionalism and integrity, allowing you to feel safe in putting your home in their hands.

murchie group

RESIDENTIAL & COMMERCIAL BUILDING

We are a Melbourne based multi-disciplined construction company specialising in exceptional architectural builds.

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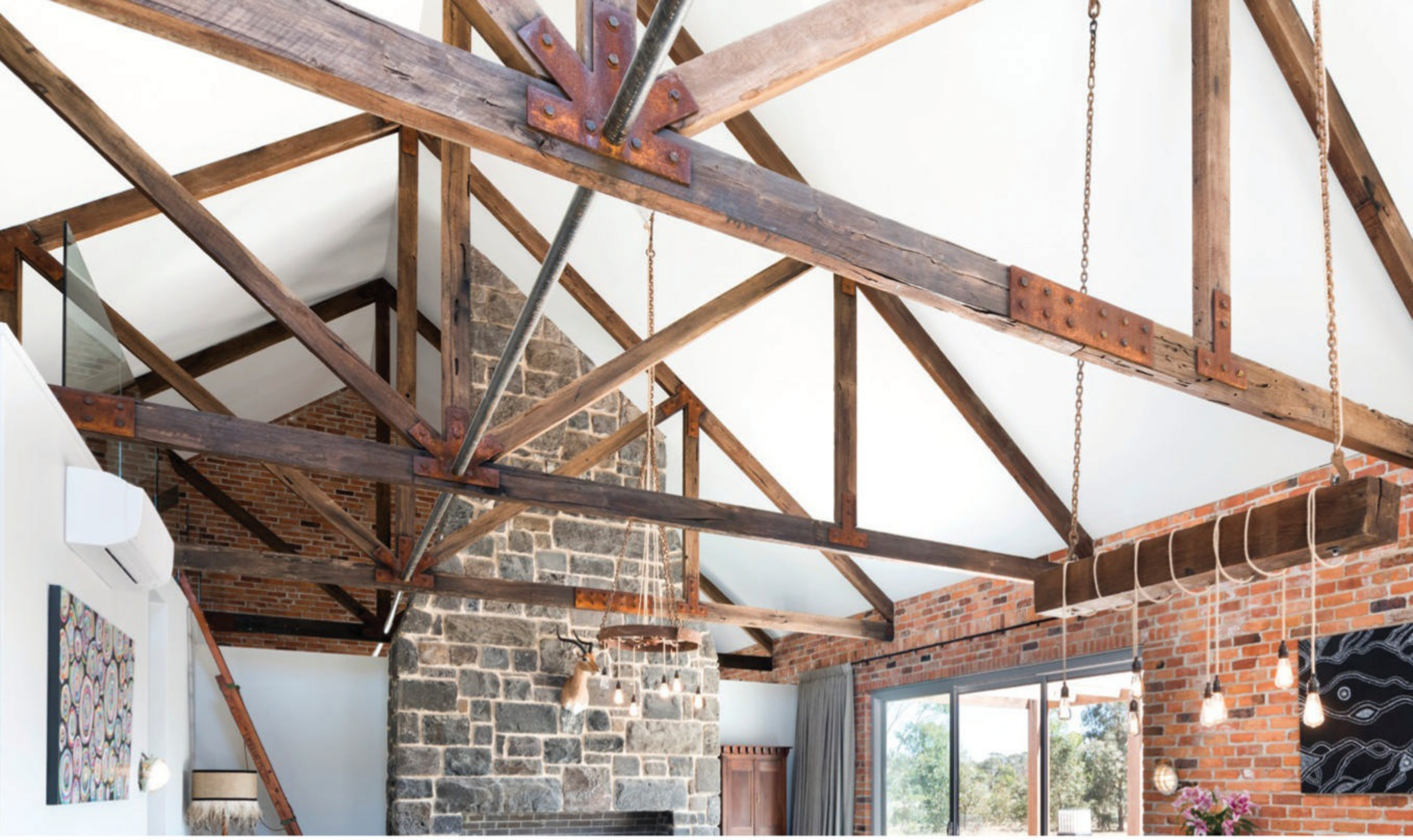
# HOME DESIGN – COAST + COUNTRY

Hedger Constructions



# The beam is BACK

by Robin Harper

**Ceilings in some homes can be treated as an underwhelming afterthought – and often greater focus is placed on the elements that sit in front of you. However, bombastic exposed beams and pitched, high ceilings in rustic-style homes have made a sensational comeback. Although the beauty of a pitched ceiling might not be everyone's cup of tea, it's hard to deny the charm it breathes into every home it occupies. *Melbourne Home Design + Living*'s Robin Harper sits down with Steven Hedger, director of Hedger Constructions, to share his expert insights into the charm of rustic ceiling presentations.**

Imagine yourself strolling through a new home you've never visited before. Your eyes are drawn from left to right, down and then up, up, up to the high ceilings above. What a jawdropping delight! This is exactly the kind of response the rustic style ceiling aims for. Instead of being relegated away to attic-type hideaways, the ceiling has been invited into the living space not just as a design quirk, but as a statement of the space. It calls itself to attention, but is well worth the lingering appreciation. We are here, my readers, to unpack the secrets behind why this particular spectacle works when well executed, and how enthusiasts of this design can flawlessly implement this cosy look into their houses.

## LAYING THE GROUNDWORK

A winner of a multitude of awards, including more than 30 Master Builders Association of Victoria Awards, and three-time recipient of the MBAV Regional Builder of the Year, Hedger Constructions is indisputably at the top of the industry and one of Victoria's most prestigious building companies. The company's many achievements are a testament to the team's outstanding craftsmanship and positive client relationships. Due to high demand, Hedger Constructions has expanded its services to include much of the state, with teams based throughout north-east Victoria, Yarra Valley, High Country, Melbourne CBD, Greater Melbourne, Geelong and the Surf Coast. With this vast catalogue of housing styles from inland to coast, Steven Hedger is no stranger to all kinds of styles and features.

Hedger Constructions is a specialist in its field. A family company that offers custom homes to Victorians across the state, it defines itself "by innovation, integrity and quality". Hedger guarantees a collaborative approach with clients to create "bespoke custom homes from concept to completion."

Often a staple of country homes, Hedger says that "rustic rooftops are characterised by features such as exposed timber beams, recycled fascia materials and timber rafters. Roof lines are often pitched, with high ceilings to create a sense of space," he says. Often these features are drawn to the highest point of the ceiling. On certain occasions, the team at Hedger Constructions has used "false aged tin over the top of an existing external roof surface to create a rustic appearance. Complemented by half round gutters to reflect rustic rooftop design," explains Hedger.

## HOW IT MAKES YOU FEEL

It's all well and good to have a ceiling be the centre of attention in a room, but more than anything, a house needs an 'it' factor that makes it a home. Styles and features can help address this. Where high ceilings with exposed beams are concerned, Hedger says that the use of timber "helps evoke a sense of warmth and comfort within a home. They feel solid and masculine, natural, open and spacious, creating a relaxed ambiance for homeowners to enjoy." When implemented in a deliberate manner where this feature is allocated to a particular space of the house, it can be a refreshing reprieve – one that gives you room to breathe and recentre yourself from the stresses of life.

"The popularity of rustic rooftop elements reflects a wider trend for natural material homes that feel in harmony with the surrounding environment," says Hedger. Seeing as Hedger Constructions has an impressive client base in regional Victoria, the "rustic homes are a popular choice for Hedger Constructions clients looking for a relaxed rural holiday home, or primary residences on farms or bush allotments," Hedger explains. The high, exposed beam ceilings can be a particularly effective feature when applied to more modern styles such as open-plan living, as there's been an uptrend of city dwellings looking for ways to incorporate recycled materials into their designs.

This demand for recycled materials and a more natural feel to be blended into everyday living spaces is where the exposed beam truly shines. According to Hedger, the "pitched design of rustic rooftops can minimise the visual impact of the building within the landscape, while also reflecting features of the surrounding environment, such as hills," he says. Paired perfectly with rustic ceilings are wide windows that allow natural light to enhance the ambiance and invite the beauty of the house's surroundings into the room.

## VERSATILITY IS KEY

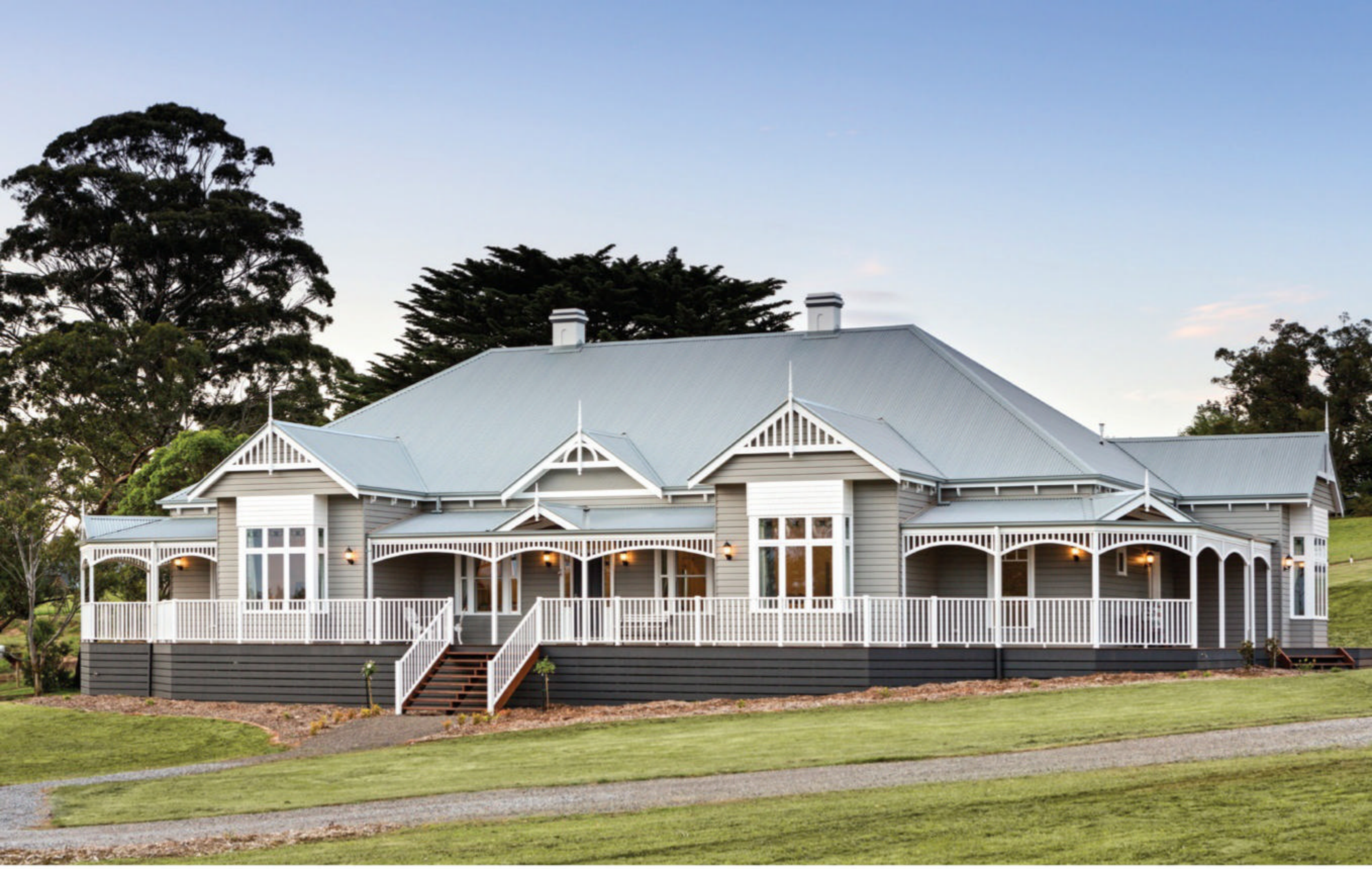
Another aspect adding to the long list of benefits of having a rustic rooftop is its versatility when it comes to the use of space. While you can choose a rustic roof to be a feature of a single room in the house, this style can also be great for areas with multifunctional purposes. Hedger notes that a "rustic, pitched roof also creates a scope for the inclusion of mezzanine levels, attics and lofts, providing flexibility in the usage of space."

Popular ways that builders elevate this fantastic feature of houses is by utilising the surrounding area. In Hedger's professional opinion, "feature windows are key, providing connection to the surrounding environment, framing views and providing abundant light," he says. The addition of a large ceiling fan and feature lights incorporated into the rustic look "bring these elements into view, rather than obscuring them in higher parts of the ceiling," explains Hedger.

For those interested in bringing this feature into their next dream home, Hedger asserts that "the most important thing to remember when considering this material and design approach is to not overdo the recycled or rustic look. A selection of statement features in key areas creates balance and sophistication to the rustic appeal," he says.

Whether you're looking to elevate an existing living space or want to imitate this look in your home design, consider the wise words of Hedger and ensure that your rustic ceilings are applied with purpose. Remember: a statement is only well received if it is also well executed!

*Images courtesy of Hedger Constructions*



## HARKAWAY HOMES

# GUARDIANS OF HISTORY

### LOVE LETTERS TO CLASSIC ARCHITECTURE

Tackling 40 to 50 homes a year with grace and efficiency, Harkaway Homes is a distinguished architectural designer and major component supplier set on maintaining the sanctity of heritage-style homes. Offering flexible total floorplans, the Harkaway Homes team encourage their clients to personalise their homes to suit all their lifestyle needs and desires. There are individualised component packages clients can choose from to perfectly match their preferences, accommodating for cost-effective materials directly from suppliers.

Reinvigorating the classic heritage craze, homes designed by Harkaway Homes aim for Victorian timelessness and typically boast sweeping wraparound porches and grand pitched roofing, with many homeowners opting for the classic horizontal wood panelling on the exterior. Harkaway Homes works closely with its clients to create welcoming and pleasant presentations according to their unique tastes. The company dwellings are carefully built with the surrounding environment in mind, allowing for plenty of affordances to landscaping.

Wanting to spread the team's skills and expertise to reach Australians in all corners of the country, Hawkaway Homes is one of those special few architecture firms that operate across six whole states, with existing client homes currently situated in Victoria, New South Wales, South Australia, Tasmania, Canberra and Southern Queensland.

Behind the Olde World façade characteristic of most Hawkaway Homes, each interior can be flexibly positioned to suit all requirements laid out by the client; be it a traditional floorplan or one aiming for a more modern open-plan style of living. House sizes range from as little as 15 to more than 40 square feet and each and every one offers architect quality at around half the typical price for an architect-designed home, assuring cost-effective construction, predictable outcomes and proven affordability.

Boasting an exceptional reputation from both clients and the housing industry, the company owes its success to the dedicated professional staff it employs. Offering sensational customer service and support throughout the building process, its team allows a six-day-a-week advice line with complete overview, from beginning to end.

With nine beautiful ranges, Hawkaway Homes' homes sit proudly in established suburbs and country properties. Only accepting the best in design and building technology, the company use modern materials and the skills of its in-house designers and engineers to ensure a quality architectural finish.

CONTACT

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Pinterest: @hawkawayh

SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Established in 1986 in south-east Melbourne in the suburb of Harkaway, the founder of Hawkaway Homes has had a long appreciation for fine Australian homes, profiles and designs.

Now located in Pakenham's SouthEast Business Park, Harkaway Homes' head office showcases one of the striking exteriors included in the company's Pavilion Roofline series, as well as a comprehensive photographic display of the company's past projects. The showroom features an interactive theatre, as well as floor plans and additional build information. Located next to the office is the equally impressive Gabled Victorian Traditional display home, which you can walk through at your leisure.

Harkaway Homes provides its clients with everlasting designs and offers a benchmark that is unmatched within the Australian housing industry. With classic exteriors and perfect profiles, the company's homes feature the highest quality in design and materials. Offering outstanding service, Harkaway Homes gives you the opportunity to breathe life back into originality.

**HEDGER CONSTRUCTIONS**

# HILLSIDE BLISS

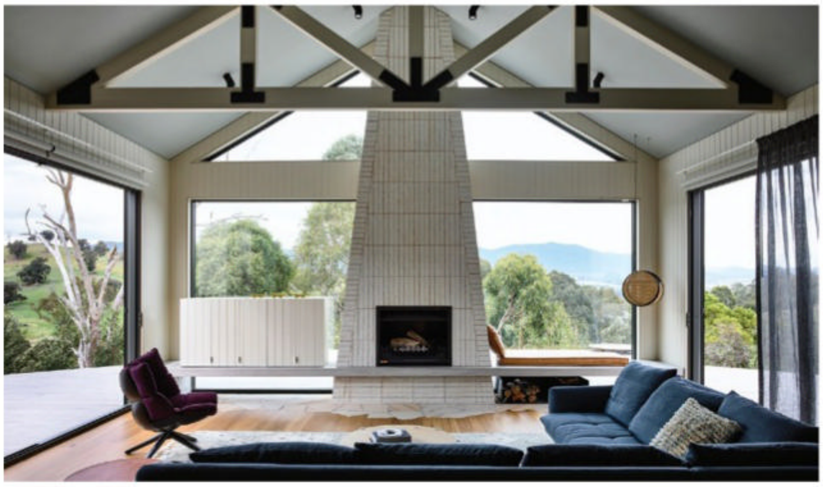
## A LUXURY COUNTRY COUPLES' RETREAT

Located on a sloping block in the foothills of the Cathedral Ranges, this four-bedroom luxury retreat was designed to be the ultimate couples' getaway. Tasked with creating a simple and low-maintenance build in an idyllic bush setting, Hedger Constructions has certainly delivered on a home that fits this brief while still maintaining a captivating contemporary look.

Designed as three separate pavilions connected by glass linkways, the dwelling features earthy tones and materials to reflect the surrounding landscape and delineate each space. Angular shapes and unexpected pops of colour throughout the interior are used to brighten the home and add a contemporary and artistic feel.

The home has been carefully considered by this expert team to accommodate for whatever needs a visiting couple may require. The space is cosy and comforting, yet still leaves plenty of room to entertain. Large sliding doors either side of the living area allow the space to be opened and practically doubled for outdoor entertaining on the spacious curved deck.

Cut into the hillside, the home was oriented to maximise both thermal comfort and to frame views, blending effortlessly into the surrounding landscape. The gorgeous, pitched roof is accented by exposed black fixing plates, creating contrast in the bright space, and drawing the eyes to the elegant, tapered fireplace covered in textural handmade tiles with a floating concrete hearth.



Surrounding the fireplace, cream mosaic tiles bleed into the beautiful natural timber floorboards. This intriguing mix of elements is unique and stylish, embracing natural materials while injecting modern contemporary techniques.

The bathrooms of this statement home are equally as luxurious, with curved walls covered in textural Moroccan tiles. Bespoke concrete basins create an industrial edge and are complemented by brass tapware and custom black steel-framed mirrors with concealed storage.

This stylish custom home is understated, yet highly detailed, enabling it to sit in harmony with the rural surroundings, but feel truly contemporary in design. The perfect blend of country oasis and modern luxury comes together in this timeless couples' retreat.

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

With more than 30 Master Builders Association Awards to date, including multiple Regional Builder of the Year wins, it's easy to see how Hedger Constructions has built a reputation as one of Victoria's best custom home builders. Specialising in luxury custom homes, Hedger Constructions is redefining modern living with homes that transcend the traditional.

Every Hedger Constructions home is masterfully crafted with a considered approach toward innovative and sustainable design, and this new residence is no exception. Hedger Constructions services Metropolitan Melbourne, North East Regional Victoria, the wider Yarra Valley region and Surf Coast Shire. Focusing on sustainability, innovation and quality, the name has been associated with many of Victoria's luxury home projects.

The build team at Hedger Constructions places a high value on their relationships with clients, encouraging creative input and open communication, with the aim of total client satisfaction

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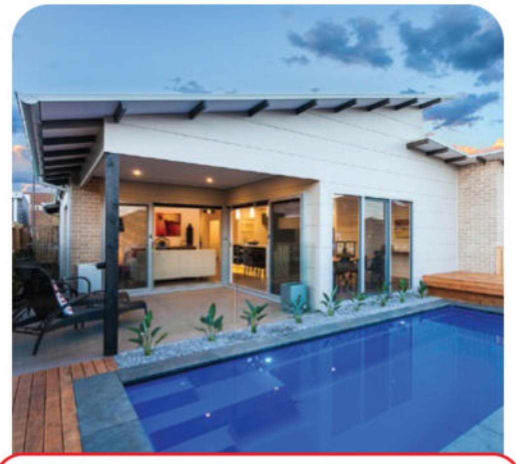


**Adam East – Geelong**

**Hofbuild – Bright**

**OT McLoughlan – Cohuna**

**Owen Built – Warrnambool**

**Shane Luke Builder – Echuca**

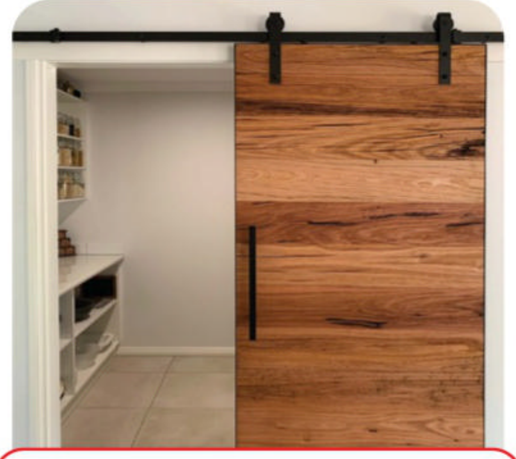
**DJ Hogan Builders – Horsham**

The Independent Builders Network created the Push for the Bush in 2019 due to the need of support for regional Builders with the support of Regional Land Developers and over 20-Local Government Agencies with a view to promote regional living.

Since the onset of Covid-19, regional Australia has seen growth unseen for a very long time with many capital city residents seeing that the grass is certainly greener in our rural cities and towns.

IBN has a lot of regional Victoria and Southern NSW covered so you can have the confidence of dealing direct with our Builder Members and knowing you have the support of Australia's leading semi-national Network.

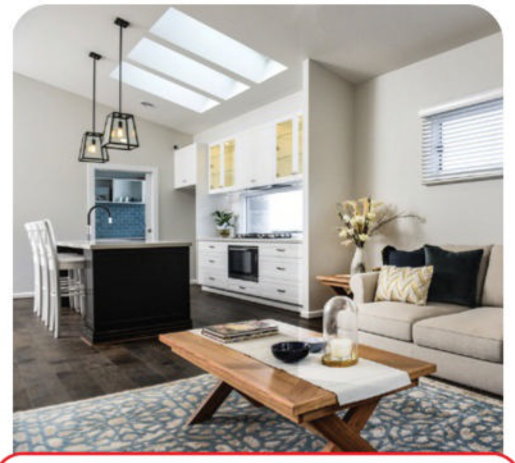
**Construction FIVE – Wodonga**



**Rod Lane Construction – Corowa**

**www.independentbuilders.com.au**

# City, Coast or Country



Nev Harte Builder – Wodonga

Howcon Homes – Kyabram

Charles Tapper Builders – Hamiton

Surrey Builders – Beechworth

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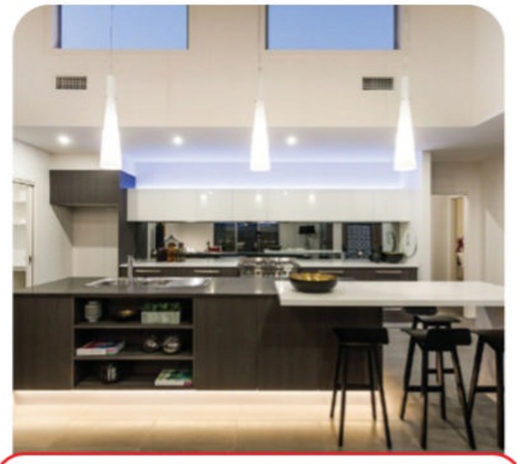

Ocean Edge – Torquay

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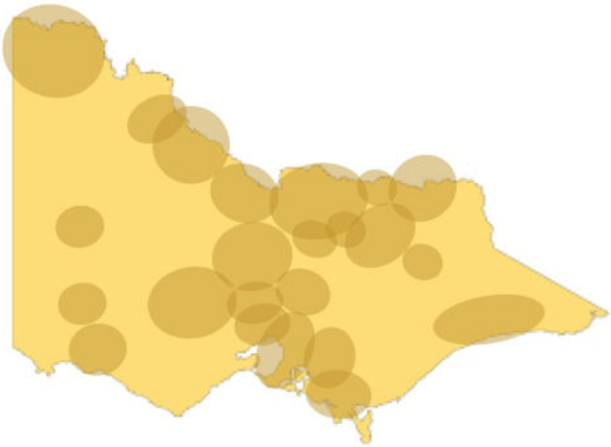

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**DENNEHY BUILDERS**

# A SEASIDE STATEMENT

## ESCAPISM IN THE HEART OF TORQUAY

Yearning for the pleasures of a luxurious beachside escape, the clients came to Dennehy Builders with a vision. Collaborative communication that actively involved the homeowners in the production process helped Dennehy Builders design and construct a stunning piece of architectural artwork nestled near the coast of Torquay.

This relaxing retreat is the pinnacle of coastal excellence. A rooftop terrace overlooks a stunning seaside view with an electric fireplace and minibar to boot. Every crevice of the home is bathed in natural sunlight, from the private courtyards to the breathtaking bathrooms. The layout of the house permits freedom of movement throughout, with plenty of seating areas to suit every occasion.

The open kitchen and dining area are a standout feature in this mansion of magnificence. A marble countertop uniquely extends into wood, cleverly separating the cooking from the eating area. The cabinets offer a variety of white and wooden tones, tying beautifully into the floorboards. A collapsible window joins the kitchen with the elegant roof-covered balcony – the perfect prestige for summer meals.

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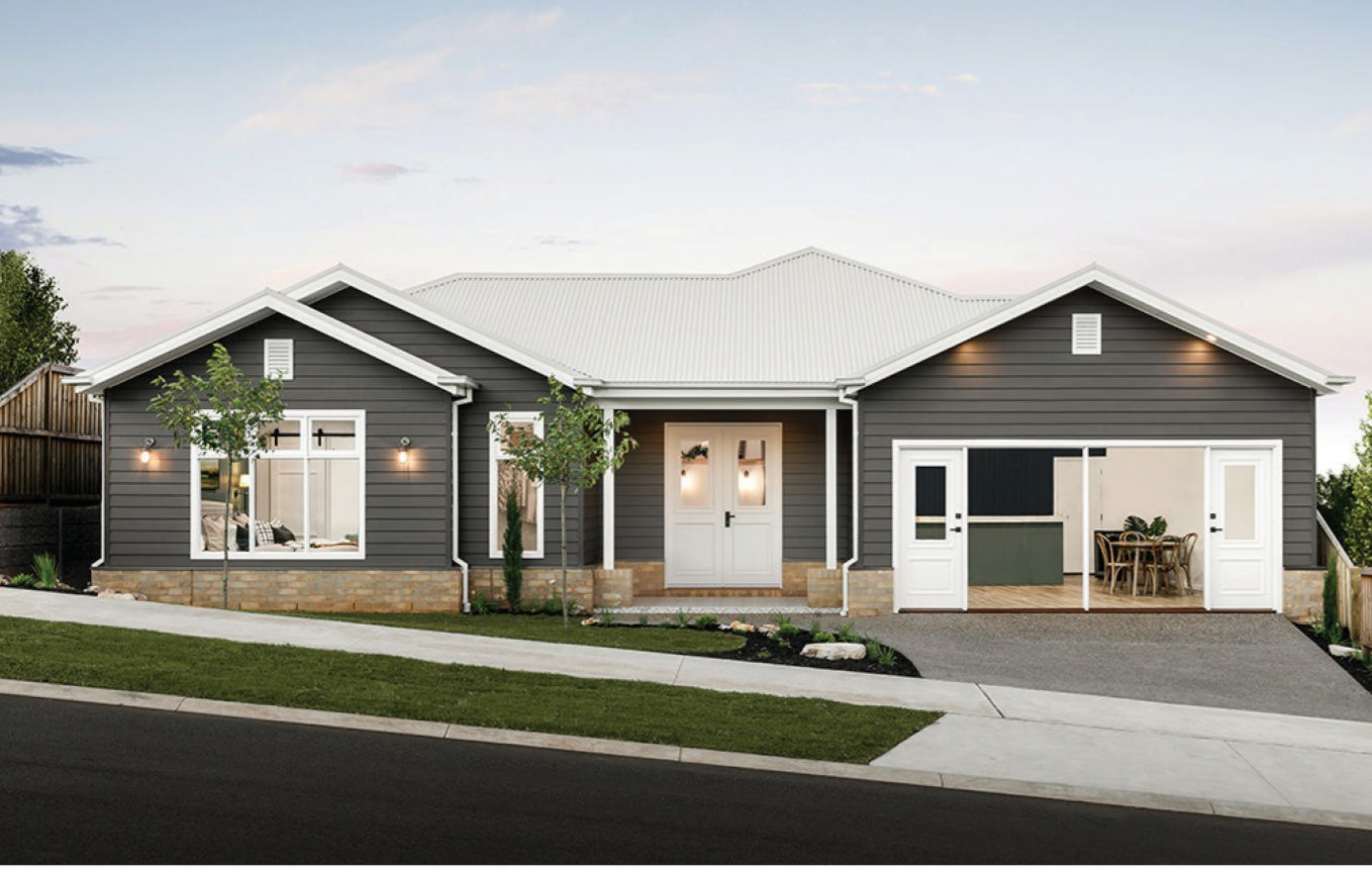
SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Offering a variety of luxuries, the homeowners have the freedom of being in walking distance from the beach while also having access to a sizeable pool. Detached from the main estate is a pool house and an outdoor shower that allows for optimal privacy, catering to a multitude of personal preferences.

The skilled team at Dennehy Builders has been constructing getaway seaside paradises for more than 50 years. Since its inception, Dennehy Builders has won multiple HIA housing awards for both its display homes and its custom-designed homes. As a builder who delivers high-quality, affordable houses, the team is dedicated to maintaining a pristine regional reputation.

Specialising in designing and creating modern coastal homes, the company is based in the Surfcoast, Geelong and the Bellarine Peninsula. Dennehy Builders has been a member of the HIA for more than 40 years and strives for excellence in all its projects.



**ARKADIAN HOMES**

# A HOUSE TO CALL HOME

## COMFORTABLE AND STYLISH HOME DESIGNS

Arkadian Homes provides a gorgeous selection of predesigned homes to choose from, which can be tailored to perfectly fit your needs and wants. Owners Jeff and Fiona Kittelty are passionate about their community, striving to provide comfortable and stylish homes to regional families. The pair oversee every project, ensuring that your new home is up to their high standards, and given their 'K-Stamp' of approval.

Situated near the company head office in Warragul, this stunning display home is a great example of what your new Arkadian Homes property could look like. This 'Sandpiper' design boasts a classic and timeless façade that serves as a gateway to the haven within; a country-styled sanctuary with all the luxury of a modern Australian home.

Nostalgic touches, such as shaker-style cabinetry and exposed brick walls, add a sense of comfort to the home and create a welcoming, warm embrace. The floor plan is carefully considered to accommodate for a family, with a generous living area opening effortlessly into the alfresco dining space. This home is versatile and comforting, meeting all your needs and exceeding expectations.

CONTACT

**Arkadian Homes**

Head Office
18 June Court
Warragul

Display Home
23 Longview Road
Warragul

Tel: (03) 5623 2018
Mobile: 0458 595 608
Email: info@arkadianhomes.com.au
Website: www.arkadianhomes.com.au

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

With more than 40 years of experience in the building industry, the team at Arkadian Homes has all the know-how to deliver your dream home. The company offers more than 20 house designs that can all be altered and tailored to your unique needs. With a vast range of facades from traditional to contemporary, you are sure to find something that speaks to your personality and style.

Arkadian Homes services Warragul, Drouin, Bass Coast, and the surrounding areas, providing high-quality homes to these regional locations. The owners' fine-tuned local knowledge gives them all the tools they need to create homes that mesh with the community and excite their clientele.

As a member of the Housing Industry Association (HIA), you can be assured that Arkadian Homes operates to the highest standards and according to industry regulations. Your Arkadian Homes project is sure to stand the test of time as an oasis for you and your family. Contact the friendly team today or visit this wonderful display home at 23 Longview Road, Warragul to get a glimpse into your future.

ARKADIAN
Homes

*Designed for Living*

With over 40 years of building and design experience, we understand how to build a home that is tailored to your needs. At Arkadian Homes, our personal approach to building your home means we create beautiful homes that are inspired by you and designed for the way you really live.

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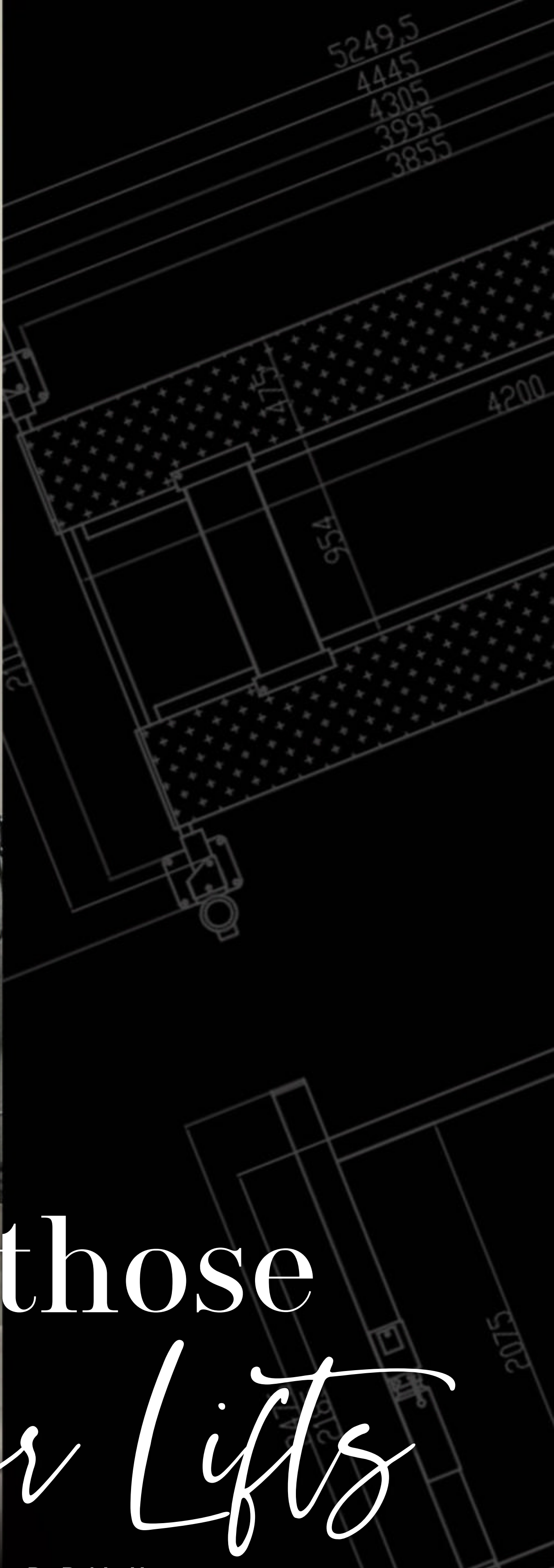
18 June Court, Warragul VIC 3820 | Builder Lic No. CDB-U 66144

# HOME DESIGN – PRODUCTS

Backman Builders



# For those Tougher Lifts

By Robin Harper

If you're a car enthusiast or mechanical hobbyist, you understand the time and dedication required to modify or fix treasured vehicles. Often, you're spending hours upon hours on your back or hunched over the engine, pouring your care and attention into what you love doing. The results can be rewarding and absolutely worth the labour, but staying in these awkward positions for extended periods can take its toll on your body. Thankfully, there's a solution. *Melbourne Home Design + Living*'s Robin Harper chats with David Potter, director of Tufflift, to unlock the ways in which this company's innovative products can make car repairs and modifications a more comfortable experience.

Images courtesy of Tufflift

Supplying to warehouse and in-house service technicians for more than 25 years, Tufflift is a leading manufacturer and importer of car servicing equipment that specialises particularly in car hoists. For the uninitiated, a car hoist is a tool used to raise vehicles off the floor to allow for more storage space and access underneath the vehicle. Those who collect cars can use a car hoist to stack their collection, freeing up more room in a garage or warehouse. Alternatively, hobbyists who enjoy fixing or modifying cars can use a car hoist to get to those hard-to-reach areas underneath the vehicle, putting less tension on tender areas like the back and neck. Tufflift's A-grade products are also ideal for warehouse use and have been supplying car hoists to certified mechanics and businesses from around Australia since the company's inception.

## Suspended Space

Understanding the currency of one's own space, Tufflift supplies quality car hoists that allow for double and even triple stacking. This can be a gamechanger for some, whether it be for a collector needing more room for their cherished vehicles or car mechanics taking on more than they bargained for. "Parking hoists are a great solution to save space in your garage, or warehouse, whilst being able to store more vehicles," Potter reassures.

In an ideal world, car hoists could be suited to every enthusiast's garage. However, as Potter pointed out, several factors need to be taken into consideration to determine whether Tufflift's car hoists are suitable for your particular circumstances. Namely, "the facility size, height and concrete thickness". This is to ensure that the installation of these products are meeting regulatory safety standards and aren't taking any unnecessary risks when it comes to you and your valued vehicles.

If you are currently in the process of designing your dream home, or are in the market for pre-existing homes, Potter says that now "is the perfect time to discuss your requirements with Tufflift. Our team are available to assist you and your architect in providing specifications and technical support." For many, the garage is a space that is often overlooked by homeowners. Planning ahead and ensuring that your garage accommodates for your personal vehicles, especially if you hold your cars close to your heart, is a must.

## Ahead Of The Competition

With so many suppliers flooding the market, it can be difficult for consumers to decide which businesses they can trust with products worth a high price tags. With Tufflift, you're in good hands. Potter asserts that "when purchasing a hoist from Tufflift, all products are certified to Australian standards and, where applicable, have Worksafe design registrations." With Tufflift, there's no such thing as products held together with dental floss and sticky tape; these products are made to last the long haul – no cutting corners, no compromises on quality.

Once you purchase a Tufflift product, the service doesn't end once you leave the showroom, as can often be the case when buying from some suppliers. It's not enough to do the bare minimum, and as a premium customer, you only deserve the best. According to Potter, "Tufflift's hoists come with full parts and labour warranty, in-house technical teams and a large range of spare parts with national distribution and warehousing." With these benefits, it's clear that Tufflift insists on providing its customers with the optimal care they deserve.

## What've You Got?

Once it's determined that your space is suitable for Tufflift's car hoists, the next step is getting the right specifications and planning where your car hoist will go. According to Potter, Tufflift's range includes: "two-post hoists, four-post hoists, Scissor lifts and general workshop equipment and diagnostic tools. We [Tufflift] also offer a range of accessories and spare parts for your hoist," he says. With such a broad and impressive range of products on offer, you're sure to find that perfect something to complete your garage or warehouse space.

Installation of car hoists can cause a headache. They're designed to lift cars off the ground, after all. To achieve such a feat requires something sturdy and unmoveable. However, Tufflift is there to help to ensure an easy and smooth installation process. "All hoists purchased through Tufflift come with comprehensive installation manuals to guide you through the installation process," says Potter. "Installation of a car hoist should be conducted by a suitably skilled installer or tradesperson to ensure that they are safely installed. As many components are heavy, lifting equipment would be recommended. Tufflift's technical teams are always available to assist and provide support."

Striving to keep customers happy and content, Tufflift offers the best customer care on the market. Whether it be before, during or after a purchase, Tufflift is there to help. Potter's final endorsement was that "when calling Tufflift, we make buying a hoist easy. One phone call and we can assist with product selection, delivery and installation Australia-wide if required." It also offers in-house resources to maintain their products for longevity, just to sweeten the deal. If you're thinking of expanding your garage or warehouse to optimise the space, Tufflift is guaranteed to have products perfect for you.

# COMMERCIAL PARKING SOLUTIONS

With new building and planning regulations across all municipalities, space has become a premium asset especially when it comes to multi-storey office and residential apartment blocks. The inclusion of basement parking has always been a draw card when selling apartments and the opportunity to double the amount of cars parked on a title is a great incentive to buy.

An Australian company that has been servicing the automotive industry for over 30 years with one of the largest ranges of hoists in stock, along with other workshop equipment, is Tufflift based in Victoria. Tufflift has built a reputation as a leading international hoist manufacturing and distribution company offering an extensive range of two and four post hoists to fit any space. With a network of manufacturing facilities in China, each hoist is made to meet strict Australian standards for the Australian market.

Over the years, their hoists have evolved due to the dedicated design team who incorporate the latest safety and ergonomic features across the full range on offer. As quality assurance is paramount, qualified engineers guarantee all products meet Australian standards. Their after sales service is as good too, with a full range of spare parts and service teams available to maintain the reliability of the products they stand behind.

Tufflift pride themselves on their quality product range and customer service to ensure you choose the right hoist for your space. With over 60 years combined experience in sales, installation and service, the team has extensive industry knowledge to help design the optimum space usage in your development. They can recommend which hoist is going to best service your needs in the space you have.

The range that Tufflift carries isn't just restricted to multiple dwelling developments. Houses and units can benefit from the two and four post car hoists for both storage and workshops to maintain cars. They also supply truck and custom built hoists plus motorcycle and scissor hoists which can be installed discretely into the concrete slab of a garage floor without taking up any space for convenient and immediate use.

SA Compliance

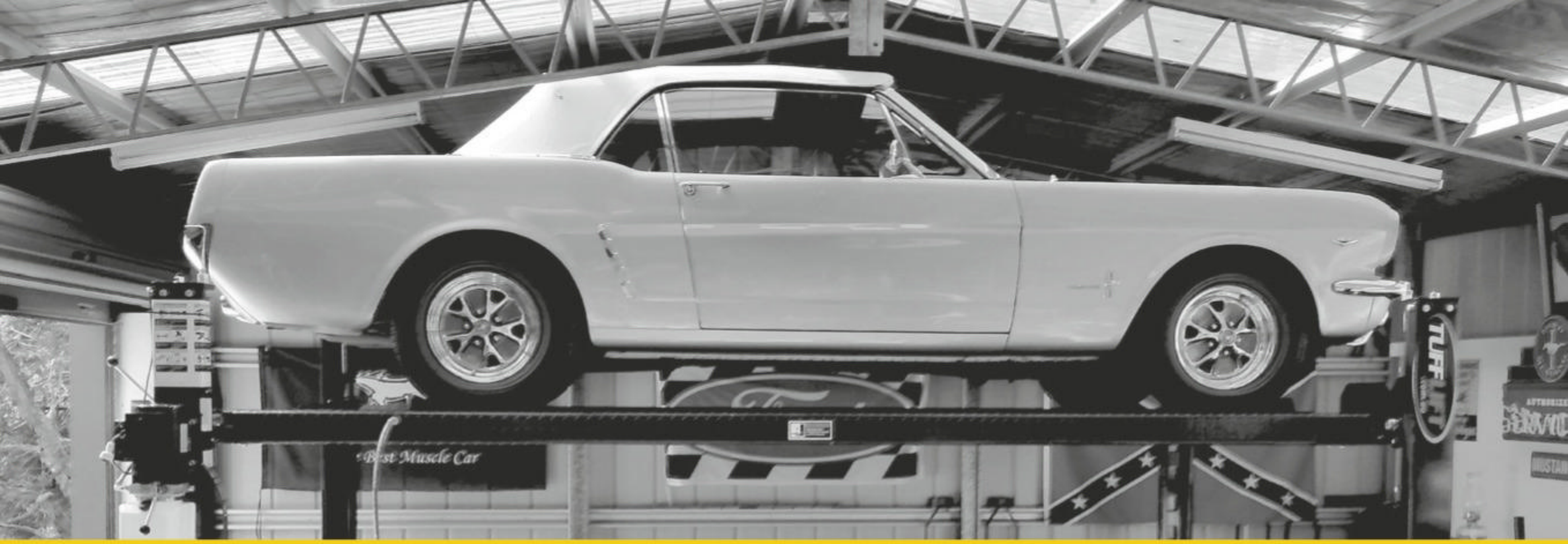
**HEAD OFFICE / WAREHOUSE**
46 Saintly Drive,
Truganina VIC 3029

**QUEENSLAND WAREHOUSE**
10 Bronze Street,
Sumner Park QLD 4074

**NSW WAREHOUSE**
1-2/6 Foray Street,
Yennora NSW 2161

**SA WAREHOUSE**
11-15 Fargo Way,
Welshpool WA 6106

**WA WAREHOUSE**
6 Leeds Street,
Woodville North SA 5012



# THE ULTIMATE MAN CAVE

These days when it comes to designing and constructing houses, it is not just the living spaces and outside entertaining areas that require the most attention. There is an increasing desire for owners to include the ultimate 'man cave', whether it is integrated within the new build or as part of an extension. With an ever growing trend towards collecting and restoring classic and sports cars or the need for storing a third or fourth car, the average two car garage restricts the opportunity to add to the family fleet.

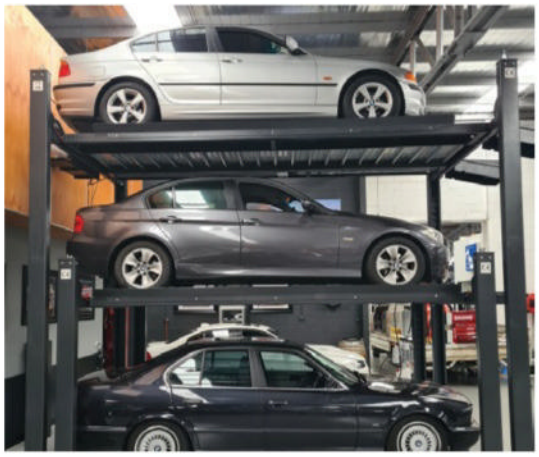
Today, there are many solutions available for those with limited space or if you want to turn your garage into a functional workshop, through the inclusion of a car hoist as part of the design. With adequate ceiling height in a garage, the addition of a four post hoist turns one parking space into two with a second car elevated off the ground and stored while the daily driver can be parked beneath. Two post hoists are also popular amongst the home mechanic or restorer, as the car can be lifted clear off the ground allowing access to all aspects of the body, engine and chassis for servicing or repairs.

It is not always an easy decision to make when choosing the most suitable hoist, as there are many considerations and options from the size of the car, the height and width of the garage, and the main purpose it will be used for. Do you choose a four post or a two post with options of an overhead or base plate design, symmetrical or asymmetric arms? – the list goes on. The correct hoist can be both flexible and portable and can be adaptable to your lifestyle needs.

The range that Tufflift carries isn't just restricted to two and four post car hoists either. Additional products like rotisseries, tyre changers and other accessories for the serious mechanic are also available.

Tufflift is one of the largest stockists of hoists in Australia with a full range always in stock, along with an extensive range of parts and accessories. If required, customised hoists can also be designed and manufactured to your specifications to ensure you do have the ultimate man cave.

**Contact Tufflift's customer support team on free call 1800 88 33 50 or visit www.tufflift.com.au to organise a free quote or advice.**



**REQUEST A QUOTE NOW!**
**FREE CALL: 1800 88 33 50**

TUFFLIFT .com.au
HOISTS FOR EVERY SPACE

**SIX STAR PLUS**

# SUPERIOR SOLAR SOLUTIONS

## START SAVING SUSTAINABLY

Six Star Plus is dedicated to bringing solar power to Melbourne households, futureproofing homes and creating common-sense solutions to help the environment. Partnered with GE Inverters and Tier 1 panels, Six Star Plus is here for all of your solar power needs.

It's common for modern homeowners to seek out ways that they can do their part for the environment. With Six Star Plus, they can now achieve this vision, with the added and all-important bonus of saving on electricity bills. Through the latest market-leading solar technologies, the company offers a range of products, from solar energy to heat pumps, hot water systems and more.

Major features of Six Star Plus's solar power systems include a modern-designed, state-of-the-art PV Inverter with shadow scan technology to optimise output and production. Along with an elegant, aesthetic design and a superior warranty, Six Star Plus has ticked all the boxes.

six star plus
solar + energy solutions
11
SMART SIMPLE SOLA
Solar Power Specialist
Solar Hot Water
Heat Pumps
six star plus
1300 749 782
www.sixstarplus.com.au

CONTACT

**Six Star Plus**

Tel: 1300 749 782

Email: sales@sixstarplus.com.au

Website: www.sixstarplus.com.au

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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

These impressive solar power systems are highly functional, with inverters that have low voltage start-up to harness solar power from sunrise to sunset, and maximum power retention. The company goes above and beyond to design and install these with a customer-first approach, designing the roof area neatly and optimally.

Backed by more than 15 years of industry experience, Six Star Plus works with homeowners, builders and business owners, supplying and installing excellent products and offering quality brands that demonstrate innovation and up-to-date technologies. Over the last 15 years, the company has worked with many builders and is well-trusted within the industry, so you can rest assured your home's power, cooling and heating systems are in the best possible hands.

Six Star Plus's Tier 1 panels come with a 25-year panel and performance warranty and the GE Inverters come with a 10-year warranty, ensuring longevity and reliability. The company is based in Melbourne, servicing surrounding suburbs as far as Geelong, Mornington and Gippsland. Request a free quote from the friendly team today.

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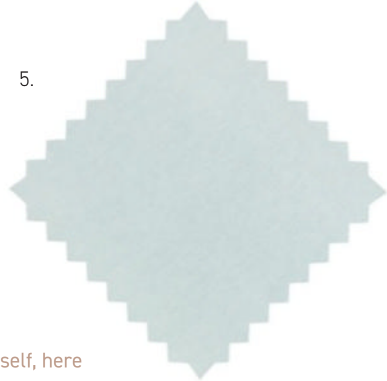
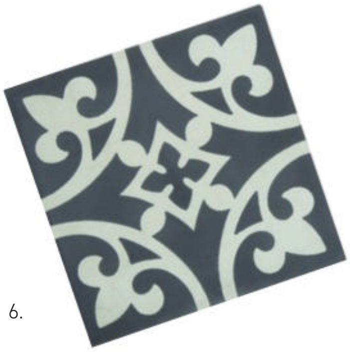
# DARE TO
# DIY



5.

If you're ready to take your house remodelling to the next level but want in on the fun of doing it yourself, here are some perfect products to help you along! For those wanting try out a new hobby, there's also some nifty tools here to get you started. Let the creativity flow!

**1. Cameron Pink Art Deco Diamond Pattern Wallpaper,** (RRP) $120.73 | www.bobbibeck.com
**2. Get Plastered Emulsion and Eggshell Paint,** (RRP) $92.72 | www.dowsingandreynolds.com
**3. Bees Gardening Knee Pads,** (RRP) $26.77 | www.sophieallport.com
**4. Dragonfly Tool Set,** (RRP) $58.61 | www.sophieallport.com
**5. Relaxed Linen Loire Valley,** (RRP) $274.70 | www.stitched.co.uk
**6. Rhone Encaustic Tile (beige & black),** (RRP) $7.30 | www.schots.com.au
**7. Wooden Flower Press – Folksy Floral,** (RRP) $101.48 | www.bluebrontide.com
**8. Certa 1200W Rotary Jack Hammer Kit,** (RRP) $99 | www.kogan.com
**9. Bubbli Owl and Tree Wall Decal,** (RRP) $9 | www.kogan.com
**10. Candy Multicolour Colourful Arch Wallpaper,** (RRP) $120.73 | www.bobbibeck.com



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BLUE BRONTIDE

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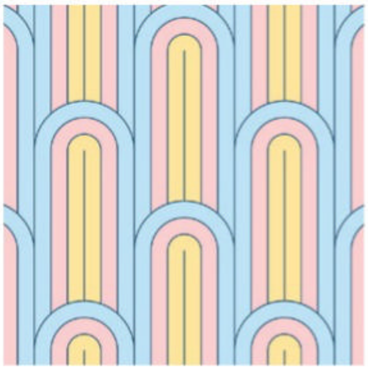

10.

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## THE MOTORISED GATE COMPANY

# A TECHNICAL WONDER

### INNOVATIVE GATE SOLUTIONS

Traditional swing or sliding automatic gates provide excellent security but are simply impractical for many homes with limited space or tricky entrances. Eager to ensure that anyone can have the peace of mind of a strong, secure gate, The Motorised Gate Company conveniently specialises in the design and installation of automatic trackless bi-fold security gates and garage doors.

These cleverly designed gates take up half the space of a swing gate, leaving a more versatile and usable space for homeowners to park their car. Folding back to each side, these gates can also provide a perfect solution for garages or carports that have little overhead space. The trackless design ensures that sound is minimal, and motion is smooth.

Builders and architects also benefit from the immaculate bi-fold technology. Space saving and sleek, these gates offer exceptional design freedom. Garden spaces, corner entrances, uneven surfaces and more can all be accommodated for to ensure that safety does not have to be a compromise.

CONTACT

**The Motorised Gate Company**

136 Abbott Road
Hallam
Tel: (03) 9702 4571
Email: sales@tmgc.com.au
Website: www.themotorisedgatecompany.com.au
Instagram: @themotorisedgatecompany
YouTube: /c/ThemotorisedgatecompanyAuMelbourne

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

More than 40 years of expertise allows The Motorised Gate Company to think outside the box and provide customers with stunning solutions for their home security concerns. The company has been proudly servicing Melbourne since 2011, delivering outstanding results to client properties of all varieties, from residential homes and apartment complexes to large-scale commercial buildings and facilities.

The Motorised Gate Company is owned and operated entirely in Australia, with the team covering the entire process in house, including the design, manufacture, and installation of these premium gates. Your new security solution from these expert tradespeople is sure to impress.

This exceptional product not only secures your property, but also creates noticeable value. The high-end technology is seamless and stylish, adding an impressive 'wow' factor to any home. You can visit the company website for a free quote at any time to see how easy it can be to transform your home security.

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# PORCELAIN PAVERS

## CUSTOMISING SPECIALISTS

RMG
BULLNOSE

### PORCELAIN PAVERS

RMG's porcelain pavers are extremely durable and resistant to breaking. Porcelain is a highly dense and tough material that can withstand the diverse Melbourne weather and is perfect for high-traffic areas in your home thanks to its slip resistance and longevity. Their stain and mould resistant properties make porcelain pavers incredibly easy to clean, and RMG's pavers are available in a variety of textures and colours that mimic a variety of bespoke materials, including marble, bluestone, concrete, travertine, or stone – at a fraction of the cost.

### PORCELAIN TILES

Just like their larger cousin, the porcelain paver, porcelain tiles can make a very welcome addition to your bathroom, kitchen, living room, and more. They are just as solidly built, functional, and visually appealing as the paved version, but more suited to an indoor or semi-covered setting. Perfect for floors, walls, vanity units, on cabinetry, and more!

### BULLNOSE COPING

Aside from its aesthetic benefits, Pool coping is always recommended as an essential safety feature, as it gives swimmers a smooth, safe edge to grab onto when they are ready to get out of the water. Bullnose coping takes this safety a step further as it has a flat, back-sloped surface with a curved front face, giving it a soft edge and reducing the risk of injury.

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CONTACT

**RMG BULLNOSE**

7 Cobham Street
Reservoir

Phone: (03) 8457 8098

Email: info@rmgtilingbullnose.com.au

Website: www.rmgtilingbullnose.com.au

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

RMG Bullnose is a specialist in tile cutting, customising stones and coping for swimming pools. The team provides expert Italian craftsmanship and has more than 12 years of experience delivering superior customer service. RMG Bullnose offers full services for tiles, including custom cutting, design and coping.

There are a number of coping options available, including the use of slip resistant materials, and the knowledgeable team at RMG Bullnose can assist you in choosing the right product for your pool in accordance with your budget, longevity expectations and safety concerns.

Call Carmelo today for a quote!

**EURO PROJECT GROUP**

# SHOWING OFF

## A SLEEK, NEW SHOWROOM

Euro Project Group is delighted to showcase its innovative showroom in the heart of Melbourne. Stocked with a plethora of high-quality materials and pioneering designs, this showroom allows clients to interact with the kitchens and fine tune the elements they would like within their dream kitchen.

The kitchens represented are just a selection of the fantastic products and craftmanship available, and Euro Project Group will custom design your kitchen to suit your wants, needs, lifestyle requirements and budget. Select your choice of colour, finishes, appliances and accessories and observe the samples in person so that you can be sure of your decision before committing to a design.

Euro Project Group is committed to providing high-quality goods that set the benchmark for the industry. That is why all its products are supported by a ten-year warranty, so you can rest assured knowing that you are accessing the best in the business.

CONTACT

**Euro Project Group**
470 High Street
Northcote
Tel: 1300 088 939
Email: sales@europrojectgroup.com.au
Website: www.europrojectgroup.com.au

SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

Observing a gap in the Australian market for high-quality, reputable joinery and appliances, Euro Project Group was founded with the aim to provide a better service and range of products to its clients. The company focuses on a client-first approach and prides itself on providing a high level of customer care.

All its products are proudly Australian- and European-made. It is Euro Project Group's vision that by bringing these products to the Australian and New Zealand markets, it will improve its clients' quality of life and improve the quality of construction. Refusing to compromise on quality, Euro Project Group stocks well-known, reputable brands: Bertazzoni, Fisher and Paykel, Qasair, La Germania and more.

Well known across Europe for its stylish and sleek designs, Euro Project Group seeks to elevate the standards of form and function by introducing Europe's favourite cabinetry to Australia's developers, architects, interior designers, builders, and homeowners.

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# HOME DESIGN – INTERIOR DESIGN

Landmarks
CONCRETE

Belot Property Group

# Bundle UP

By Katie Livingston

With a unique and innovative business model, McPhails furniture has hit the market by storm and in just a few short years has become a go-to for many Australians looking to uplift their interiors to suit the latest trends. Here, *Melbourne Home Design + Living*'s Katie Livingston talks upcoming winter trends with the company's esteemed director, Taylor McPhail, and delves into the styles and collections that are stealing the limelight in 2023.

A strong passion and understanding for interior styling runs in the McPhail family and McPhails Furniture dates back to 1969, when Taylor McPhail's father, Keith McPhail, saw an opportunity to break into the furniture industry. "Dad was a fourth generation farmer who wanted to make his own mark on the world," McPhail says. "After becoming a promising stock agent and the youngest branch manager for Victorian Producer in Finley, he changed direction and bought a removals business in Wangaratta with our mum, Bev," he explains.

From there, McPhail reveals that many of his father's clients would leave behind good quality furniture when they moved, and his father started storing it in a warehouse to sell at auctions. "Dad started attending weekly auctions and adding some new furniture into the existing business and in 1969 McPhails Furniture was born. Now some of the furniture is sourced from overseas and other pieces designed by the McPhails team," he says. Taylor McPhail's brother, Casey, joined the business in 1995, followed by their older brother, Jason, who stepped in after their father tragically passed away from cancer. Taylor McPhail himself also inherited his father's keen eye for the furniture business, and joined the company in 2014, after he had completed a double-degree in commerce and law. Jason McPhail has since stepped out to pursue his own goals, and the company is helmed by the two remaining brothers and their partners, who coincidentally share the same names: Kacey and Tayla. Now, this prominent family business has solidified its place as one of the country's go-to suppliers for on trend furniture.

## BACK TO THE FURNITURE

This season, McPhail says that the trend for a rustic interior is definitely here to stay, and this cosy aesthetic has remained a constant favourite throughout the decades. Hampton-inspired pieces are another trend that McPhail coins as being a key player in the interiors of 2023, "We have seen these trends carry on year after year, rustic and Hamptons styles are both timeless and not something we think will go out of fashion soon," he says.

Warm, earthy tones are in vogue this winter, and for good reason! These palettes create a truly cosy feel in a home, and the natural, organic appearance of these colours allows them to work harmoniously with almost any interior. "We are finding warmer colours are becoming more and more popular, such as brown leather and tan fabrics," McPhail says. "We offer a fabric called 'leather air', which is soft to the touch but durable like leather that has [also] been very popular," he adds.

## SKIP THE QUEUE

While incredibly rewarding, updating a tired interior or setting up your brand-new home can be an exhausting and time-consuming process, particularly if you're heading back and forth from furniture showrooms and then waiting months for delivery, sensing this need in the industry the team at McPhails Furniture took it upon themselves to improve this service. "When lockdown hit our business was struggling," McPhail says. "However, through many contacts, we reinvented the business. We started to heavily use social media, especially Facebook, while also changing the business model to be a delivery business." Now, McPhails furniture promises delivery within two weeks, and offers a flat delivery fee of $59, which McPhail coins as a game changer for the company.

Alleviating some of the work involved in furnishing your home makes room for you to spend more time planning and deciding on the styling of your space, particularly if you're looking to create an aesthetic that will endure beyond the winter of 2023. Again, this is where the timeless beauty of the aforementioned rustic and Hamptons style pieces comes in, as these trends are sure to be making waves both this season and next.

## THE SUITE LIFE

To achieve these looks, McPhail suggests opting for pieces with a more relaxed and cosy style. He notes that he has seen a huge rise in 'imperfect' living spaces, with neutral tones and timber for a more organic feel. For this look, one of McPhails Furniture's most popular ranges, the Lockhart, is the perfect complement. "This product is crafted from recycled materials, including metal, timber and hardware. Meaning that each piece is unique and no two the same," says McPhail. If Hamptons is more your direction, then our expert suggests looking to the Beverly collection for inspiration, as this "deep-seated, rolled arm design is made for comfort and perfectly suited to those Hamptons style homes," he adds.

Continuing this theme of plush comfort, McPhail notes that upholstered bedheads are striding back into popularity, alongside moody bedroom feature walls and coloured bed linen. To maintain a that sense of warmth in your home, particularly as we head into the cooler months, McPhail suggests adding floor rugs to your interior. These "are a great way to warm up a space without overcrowding an area. Changing your throw rugs and cushions to warmer tones will also help make the space feel more cosy and inviting," he says. If you home has an open-layout, then McPhail explains that while "open-plan living areas can sometimes be tricky to style, we recommend creating cohesion by keeping a common colour palette throughout and using similar-styled furniture in both areas. If you have the same flooring throughout, we recommend using a large rug under the lounge suit to zone the living area," he says.

Regardless of the colours and pieces that are in vogue, the ultimate philosophy to abide by when styling your home is ensuring that you create a space the feels truly your own, and as McPhail puts it, "there is no right or wrong way to style your home, so as long as it's filled with pieces you love, we believe it is styled perfectly." Trends are an indication of what is popular, but there is no reason why you can't set the style yourself, and maybe your interior will even spark a new trend for 2024.

*Images courtesy of McPhails Furniture*

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The Baillie team consists of dedicated registered electrical contractors who are network certified, licensed security equipment installers and certified home automation programmers. Whether you're installing a state-of-the-art home cinema, an intelligent home security system, or simply want to amplify your outdoor living area with smart home features, home automation by Baillie will enhance and elevate your custom home living experience.

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CONTACT

**Baillie**
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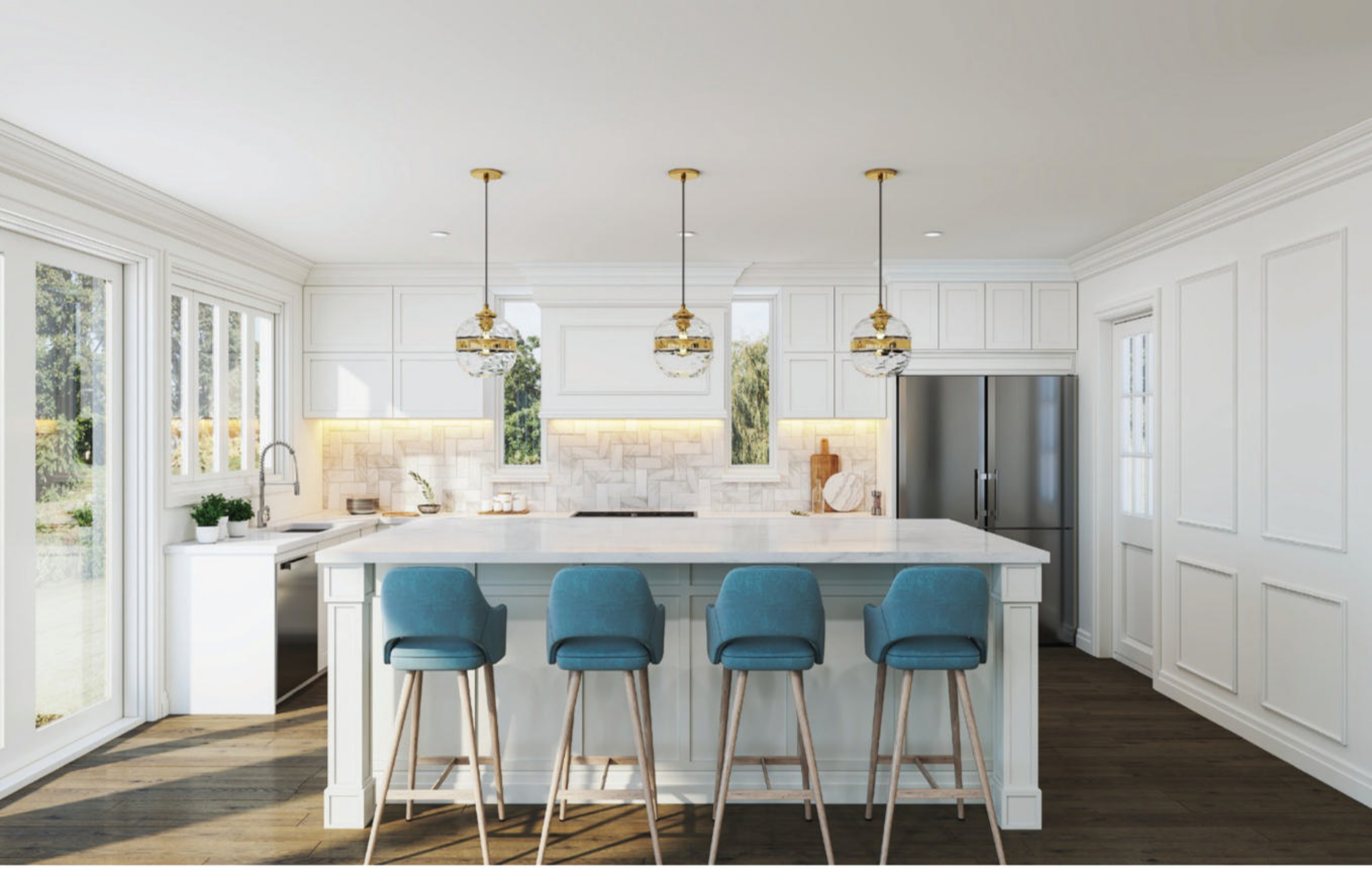
SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

Working closely with its clients, builders, designers and architects, Baillie was recently awarded Premier Platinum Control4 Dealer for 2022 and Best Outdoor Project for 2022 in Australia – both awards by Control4, an esteemed market leader in home automation products along with the Snap One Spotlight Award – for consistently delivering the very best quality of service, equipment, and experience to its customers.

Baillie will manage the transformation of your new smart home from the concept stage through to construction and offers a service plan that ensures your home, and all its equipment is running smoothly and remains cutting-edge. As proud members of the Custom Electronics Design and Installation Association (CEDIA), installing with Baillie keeps your home in safe and professional hands.

Servicing Melbourne, Bayside and the Mornington Peninsula, Baillie is a proudly family-owned and -operated company with more than 20 years of experience. Producing approximately 15 remarkable projects each year, its team of electricians, advanced automation programmers and designers will work with you to create the personalised smart home of your dreams. For your smart home consultation, visit the Baillie home automation experience showroom, by appointment only.



**CREATIVE LIGHTING VIC**

# A TIMELESS BEAUTY

## STUNNING LIGHTING FOR A HAMPTONS HOME

This Hamptons style transformation of a 1970s home in Balwyn is a tremendous display of the talents of both Belle Homes and Creative Lighting Vic. This timeless look was achieved using timber floors, French doors, wall mouldings, marble mosaic tiles and built-in bespoke cabinetry. Creative Lighting Vic contributed marvellously to this vision, by consulting with the Belle Homes team and opting for stunning fixtures from Creative Lighting Vic's American Lighting range.

Hanging pendant lights are the stunning centrepiece for the generous kitchen. Gold finishing adds a touch of Hamptons luxury to the space, while intricate detailing adds texture and catches the eye. Carefully considered backlighting under the cabinetry creates a soft glow, tactically adding depth and highlighting the character-filled tile splashback.

In the bathroom, gorgeous wall sconces continue the intended vision of the timeless Hamptons style. Their gentle warmth is beautiful as well as a way to practical light the space so the owners can use the mirrors in optimal circumstances.

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Website: www.creativelightingvic.com.au

SCAN TO VIEW
ADDITIONAL PROJECTS ONLINE

*Constructed by Belle Homes* | *www.bellehomes.com.au*

The American Lighting range was masterfully utilised by Creative Lighting Vic in this design. This collection combines generations of design experience with a modern aesthetic to connect past to the present and is available through Creative Lighting Vic as one of Australia's exclusive suppliers. Such notable names are featured in the American Lighting range as Ellen DeGeneres, Ralph Lauren, and Drew and Jonathan Scott from 'The Property Brothers'. The cleverly combined influences on these lights result in a timeless look – perfect for this Balwyn home.

Creative Lighting Vic is a lighting design and consulting specialist who has been masterfully illuminating all kinds of spaces since 1985. Lighting design consultants, Jillian and Damian, have more than 35 years of valuable industry experience. The company's outstanding designs have been used in luxurious homes, commercial office spaces, and even top Melbourne restaurants.

Situated in Blackburn, Creative Lighting Vic is dedicated to providing exceptional service across Melbourne. Once you have selected your lights, the trained team from Creative Lighting Vic will handle everything else for you, from coordinating with the electrician to having the materials delivered straight to your door, to ensuring that old fittings and materials are disposed of. You can contact the team to get started on your perfect lighting today.

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# HOME DESIGN – KITCHENS + BATHROOMS

Larkin Building Group

# Things Are HEATING UP

By Bridget Armitage

**Nothing is quite as comforting as waking up to a warm house on a chilly Melbourne morning, and underfloor heating is the best method on the market to battle the cold in your home. The luxury of standing on a heated floor in your own home has seemed out of reach for many, but here, *Melbourne Home Design + Living*'s Bridget Armitage sits down with managing director of Coldbuster Floor Heating, Rick Florence, to discuss how underfloor heating is in fact more accessible and beneficial than ever.**

After buying the company seven years ago, Rick Florence has seen Coldbuster Floor Heating grow ten-fold. Underfloor heating is quickly becoming the top choice for heating in the home, but Rick Florence feels that most Australians still aren't aware of the immense benefits.

There are two types of floor heating:, hydronic heating – which Rick Florence explains is very expensive, complicated, and requires lots of maintenance – and electric heating, which is the only type Coldbuster will supply. Electric floor heating is installed with ease before your final floor finish goes down, with an accompanying thermostat to control in the home. At Coldbuster, you can choose from under-tile – which includes under timbers, vinyls, and laminates – under-carpet, in-screed, and in-slab heating.

## RISE ABOVE THE REST

There are many quality aspects of underfloor heating that make it stand out above traditional heating methods. As Rick Florence notes, the mere fact that this heating comes from beneath your floor provides many benefits to you as a homeowner. As this product is hidden away, safety for you and your family isn't a concern, as any hot surfaces, cables, or sharp corners are completely covered.

From a design point of view, underfloor heating couldn't be any more perfect. You have complete interior design freedom, as Rick Florence explains: "no space is taken up by machines in the home; you have more wall and floor space to play with [and] nothing to spoil décor," he says. It's as if your heating solution doesn't even exist, with no obstacles in designing your home as you please.

On top of this, underfloor heating is far and away the best option for evenly distributed heat. As we all well know, hot air rises, and heat coming from walls or ceilings is simply going to be less efficient at heating your house. A radiator situated in one corner of the

room will not be able to heat the room with the same consistency and efficiency as underfloor heating.

## GET IT WHILE IT'S HOT

As underfloor heating can only be installed during a new build or renovation, it's crucial to get in while you can. "Once the floors are down, it's too late!" says Rick Florence. "Do yourself a favour: get a totally free, no expectation, no obligation quote while you still can, just to consider floor heating before your floors go down," he adds.

In his seven years in the industry, with the business running for more than 25 years, Rick Florence has found that almost everybody loves underfloor heating, but less than one percent of people even consider it. For a long time, underfloor heating has been seen as an out-of-reach luxury for the average Australian – but this is simply not the case.

"This is why we offer free quotes for underfloor heating," says Rick Florence. "It is essential to properly consider floor heating while you still can. Every day we hear from people how they did their flooring and didn't consider floor heating at the time," he explains. If your floors are coming up at any point, it is well worth investigating if underfloor heating is an option for you.

## DON'T SWEAT

The main misconception about underfloor heating for most homeowners is the price. Many Australians are under the impression that it just costs too much to bother considering. This is why Rick Florence and the team at Coldbuster are so eager for people to get a simple, quick and free quote to see the reality of how much they could save from underfloor heating – the results may end up surprising you.

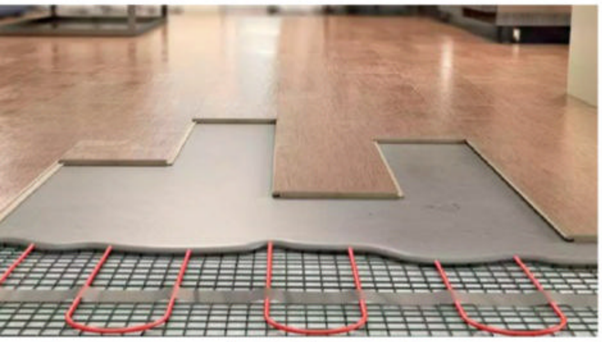
As there is no machinery or moving parts associated with underfloor heating, there is no need for regular maintenance. This is what allows Coldbuster to offer a 25-year warranty for its product – it just lasts. More than that, underfloor heating is more energy efficient than other heating methods. It covers a larger surface area, using lower temperatures and less energy, leaving you with lower bills. This also means that the product is more climate conscious. You can compare the running costs between your current heating solution and underfloor heating online, where Coldbuster provides the 'Running Cost Calculator' to prove how affordable it can be.

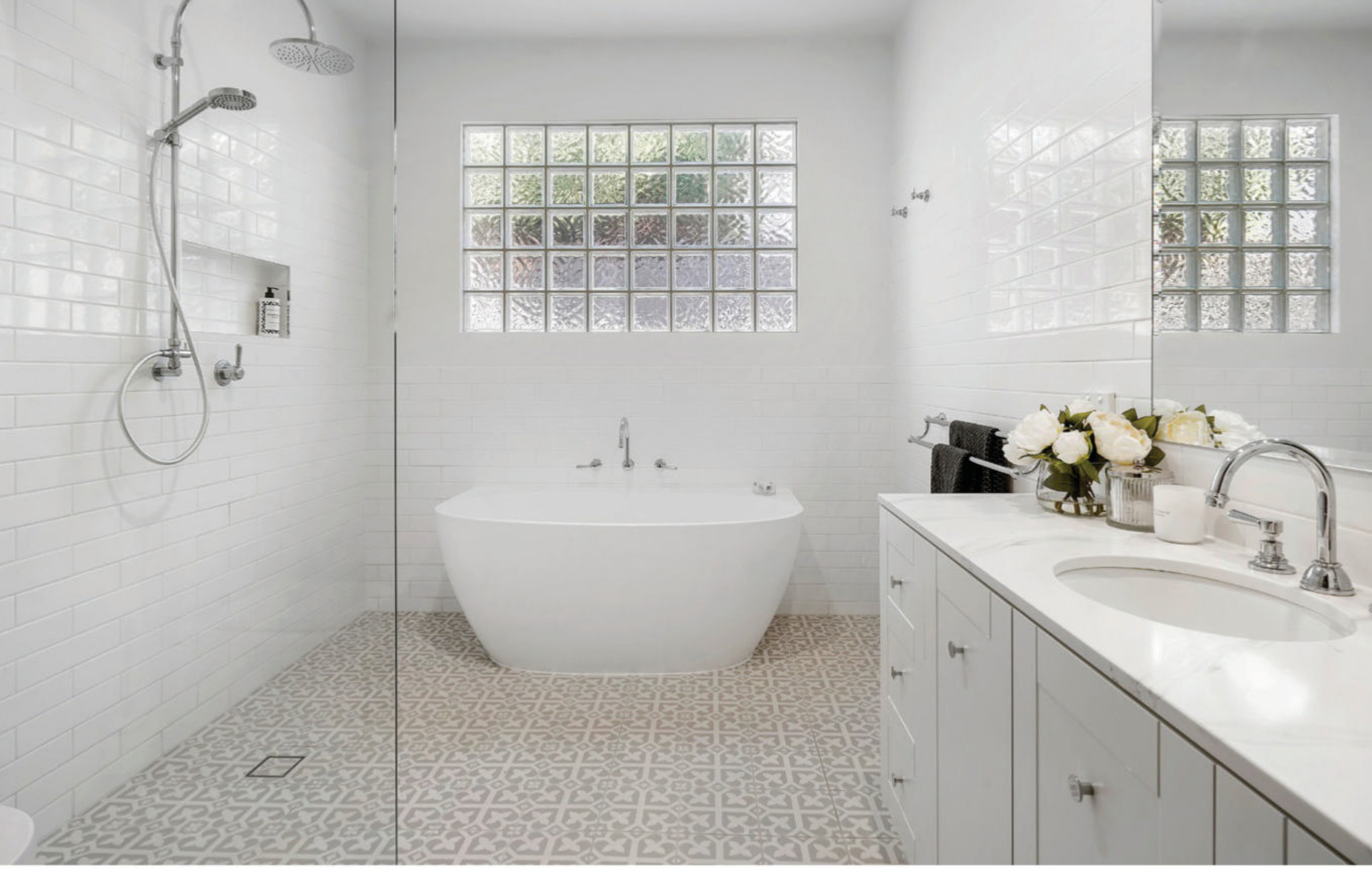
As another potential benefit, if you're looking to add value to your property, underfloor heating is a surefire way to do so. The public perception of underfloor heating as a luxury item can "enhance the overall image of your property", says Rick Florence. Though it is quite affordable compared to other renovations you can make to your home, underfloor heating will excite buyers and add noticeable value to your property.

## LET'S GIVE A WARM WELCOME

Long gone are the days of ice-cold kitchen tiles in morning, with underfloor heating you can wake up to a warm haven for your feet. Without the harsh, dryness of air heaters or outdated look of radiators, underfloor heating warms your home from within. It is a guaranteed way to 'wow' your family, guests, and even future buyers at a comparatively low cost.

Rick Florence leaves us with this: "Floor heating really is a no brainer if you are doing your floors. It is the best way to heat your home in every physical sense. It is the best value-add opportunity in the entire building industry with a high luxury image but an actual low cost, you get an unbeatable investment opportunity," he says.





**BETTER BATHROOMS & KITCHENS**

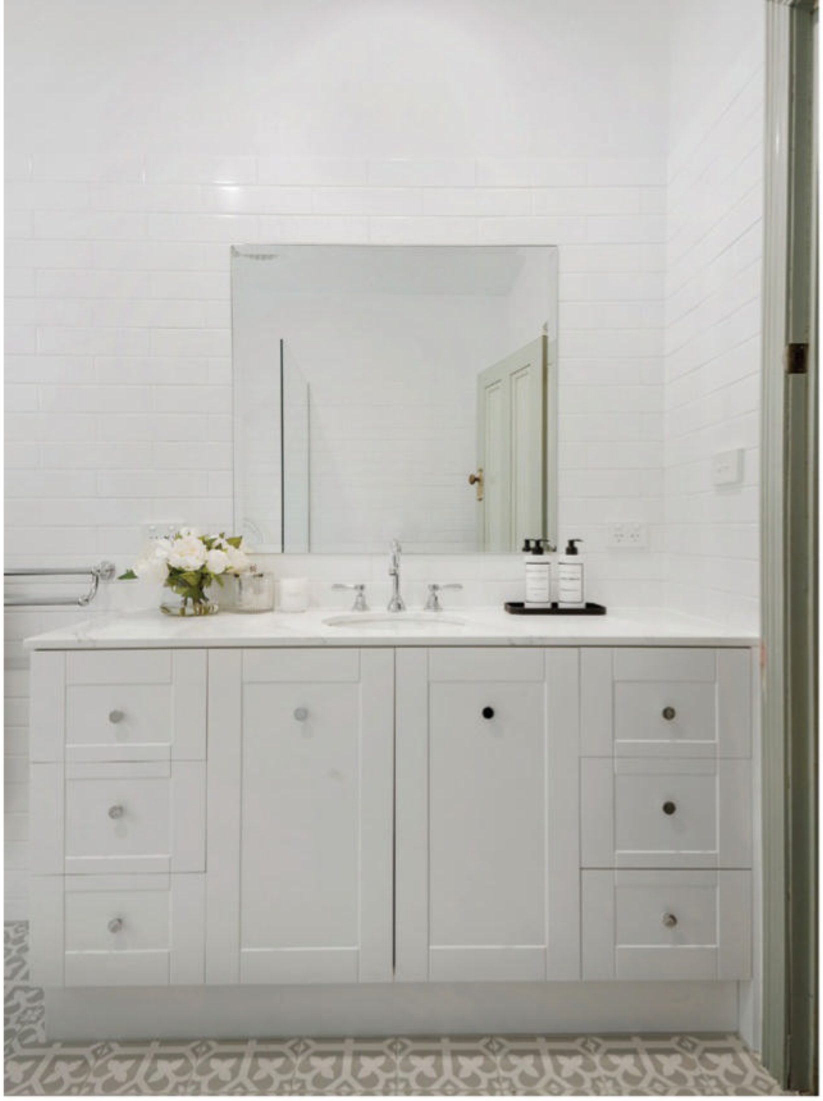
# A REFRESHING ESCAPE

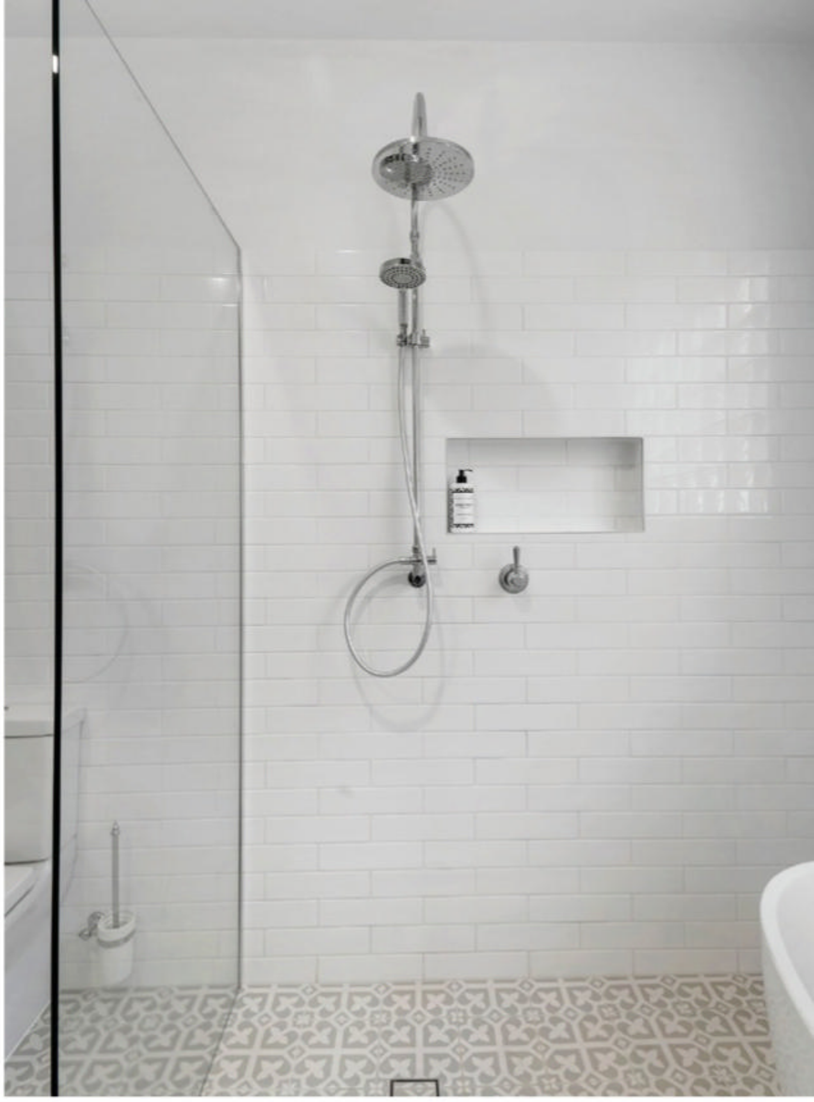
## CLASSIC TOUCHES TO MODERN ELEGENCE

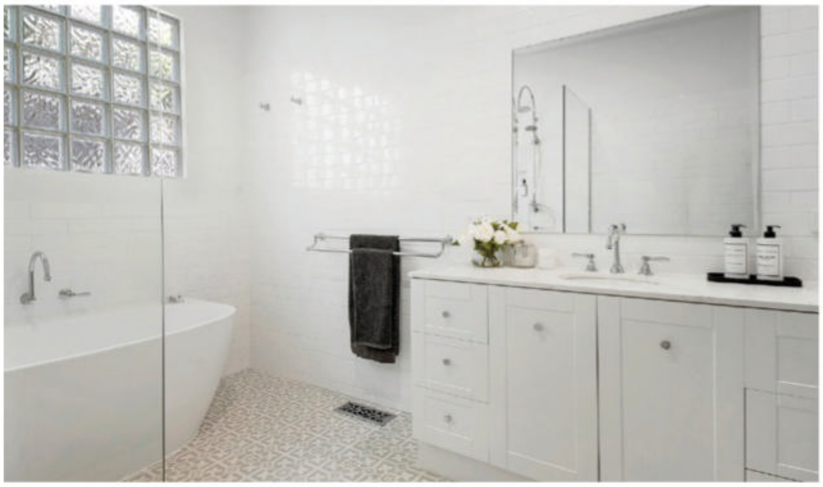
Endlessly timeless yet stunningly contemporary, Darcy Zerafa from Better Bathrooms & Kitchens has designed a bathroom that effortlessly combines spatial simplicity with polished aesthetic. Traditional materials were used to complement its modern presentation, with Beaumont tiles used for the floors and walls and chrome for the fixtures and finishes.

Drawing inspiration from the architectural visage of the house, the details of the bathroom were carefully selected for a seamless transition. Better Bathrooms & Kitchens incorporated its experience and craft into blending elements of the room's features. The grey floor tiles and classic Timberline vanity create a beautiful combination that is both inviting and comfortable.

A spacious walk-in shower and freestanding bath express functionality that permits access with ease. The layout and fixtures create a sense of unobstructed movement, allowing for the space to feel open and minimal. Leaning into this sense of space, ample vanity storage inspires organisation and sophisticated presentation. Making use of the natural light from the window, Better Bathrooms & Kitchens has outdone itself with this gorgeous, show-stealing feature of the house.







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SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

From wall to wall, sleek subway tiles in 'Union White' direct the eye across the room, beginning at the polished vanity and positioning the Fienza bath as its stunning centrepiece. The refined yet understated white wall tiles enhance the bathroom features. The openness of the double waterfall showerheads affords a luxurious freedom of movement that can be enjoyed by both the homeowners and guests of the house.

The specialist team at Better Bathrooms & Kitchens, through their collective years of knowledge and experience, incorporate care and pride into designing and renovating bathrooms, kitchens, wardrobes and laundries, with a specific focus on workmanship. With a comprehensive understanding of the latest trends and designs, Better Bathrooms & Kitchens is famous for its classic and timeless style.

Since it opened its doors more than three decades ago, Better Bathrooms & Kitchens has won numerous awards; its most recent accolades include the KBDi Traditional or Themed Design Award, the HIA Victorian Kitchen of the Year and the HIA Victorian New Kitchen Over $80,001, along with additional awards for first time entrants and small bathrooms.

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Aim Quick Build containers can be delivered flat pack to site and assembled within minutes – not hours. A simple socket set is all you require for a quick and simple installation. The containers come with a strandwood floor that sits above the ground on a steel perimeter frame – so there is no need to pour a concrete slab.

Aim Quick Build containers are the most versatile, quality storage solution for all site situations. They can be carried panel by panel into tight locations or craned fully assembled into place.

The containers can also be adapted to suit your changing requirements. Two containers can be joined end-to-end or side-by-side with our proprietary connection kits. Moving house? They can be dismantled and relocated quickly and easily. Should you need to place your container over an easement – they are demountable and relocatable, so are not considered a permanent structure.

Aim Quick Build containers promise long-lasting quality with their hot-dipped galvanized steel coating. The containers are fitted with crane lifting lugs and forklift skids for easy movement and a rain gutter system to prevent water pooling on the roof.

Our standard shed comes in galvanised steel and we have limited factory coated colours available. You may also choose to order a customer powder coat in your favourite colour. Options are endless with the Aim Quick Build Container.

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**Scan here** to check out just how easy Aim Quick Build Containers are to assemble

# HOME DESIGN – POOLS + OUTDOOR LIVING

Hemming & Nicoll Constructions

# To Infinity And Beyond

By Lucy Wadelton

**When considering the ideal pool for your home, it's important to look beyond the aesthetics. Swimming pools can offer a resort-like escape from the humdrum of daily life, but they can also provide practical perks too. Infinity edge pools are considered a luxury option for their beautiful design, but this trend has more to offer than simply catching the eye. *Melbourne Home Design + Living*'s Lucy Wadelton chatted with Dean Jones, Residential Manager of Neptune Pools, to explore the overflowing benefits of choosing the infinity pool.**

## A POOL WITH A VIEW

An infinity edge pool is designed to allow the water to run over one or more edges of the pool into a balanced tank below. Logistically, an infinity pool serves as a waterfall with a single lower level that acts like a dam, where the water flows directly into a catch basin. The water is then pumped back into the upper pool, creating a continuous overflow. An infinity edge pool is "a luxury addition to any outdoor space", and expert, Dean Jones, explains that this style of pool is traditionally seen in properties with a water view to "create an infinite effect" and to draw attention to the beautiful scenery.

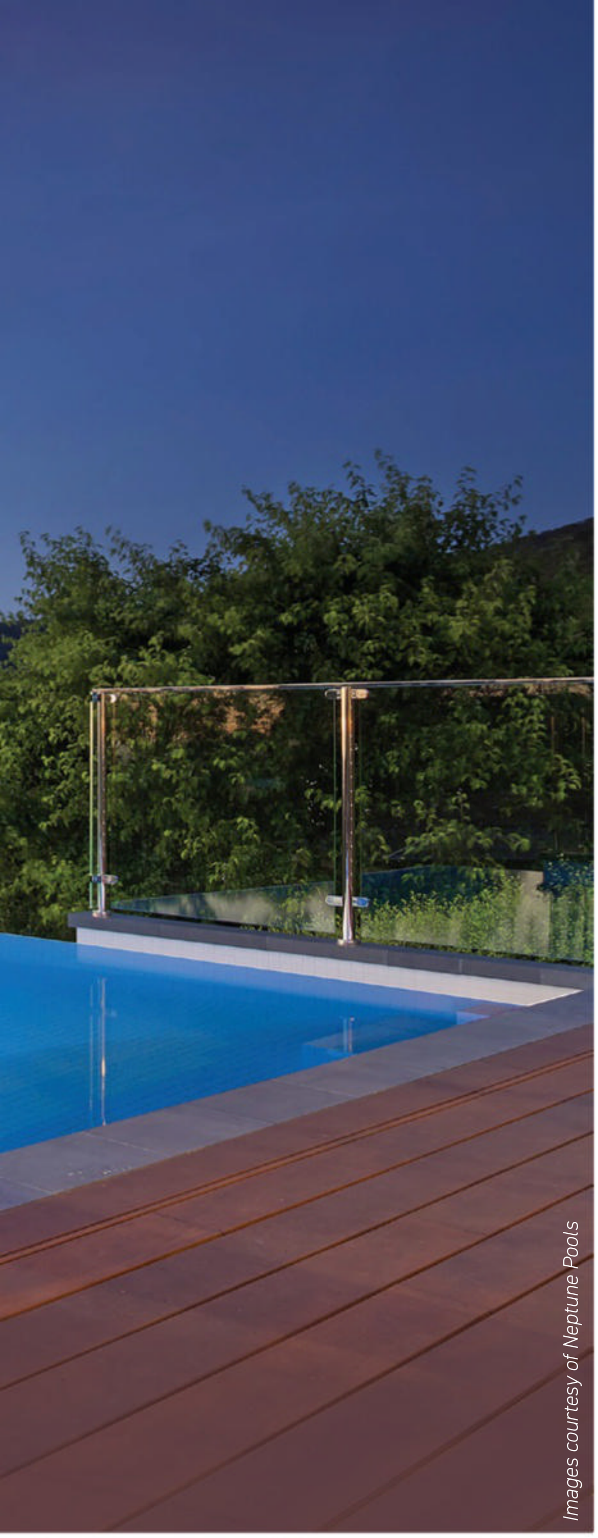
Aesthetically speaking, infinity edge pools have infinite benefits. As Jones attests, "they can bring tranquillity into the backyard space with the stillness of the water and the sound as it runs over the edge." The mirror finish created by the edgeless pool can reflect the walls and the skyline to create a seamless, mirage-like effect.

Not only can an infinity edge pool elevate the space with an eye-catching water feature, but it can also absolve the need for pool fencing, "giving the space an open and inviting look". Without a fence, Jones explains that the pool can offer "an unimpeded view of the landscape and backyard", which is ideal for homes with sprawling views or lush greenery. Ultimately, an infinity pool serves as its own stunning feature piece, adding intrigue to both indoor and outdoor entertaining areas.

Along with the visual benefits of an infinity edge pool, there are a plethora of practical bonuses. While a typical swimming pool can take up a large amount of space on your property, and often relies on level or flat land to build on, the infinity edge can be built into challenging terrain. If your garden is sloped, or has levels of dead space, an infinity pool can be a wonderful solution to turn unusable land into a destination spot for friends and family. Jones also points out that "the long edge [of the pool] acts as an extended skimmer box, reducing the amount of debris that gathers", meaning it can require less maintenance that other kinds of pools.

## INFINITE POSSIBILITIES

Infinity edge pools are commonly associated with minimalism and contemporary homes, designed "to compliment the modern houses they are built beside," Jones explains. This often means clean lines, hard edges, and glass – a combination that creates effortless modernity. Neptune Pools recently completed a project with Latitude 37 that fits this brief. The team designed the new house with large sliding doors that opened out onto the infinity pool. Because of the placement, and the continuation of the flooring from indoor to outdoor living, the design "feels as though the pool is inside the house". Jones goes on to explain that because the pool wall doubled as a compliant pool barrier, "you can almost reach in and touch the water as it runs over the edge".



Images courtesy of Neptune Pools

Although infinity edge pools lend themselves well to renovations and modern style builds, Jones attests that "the aesthetic of the pool is more to do with the materials being used". Thus, an infinity edge pool can be designed with any theme in mind; "whether it be the addition of rock to create a more natural pool or changing the materials to reach the desired look". An infinity pool can appear rustic or earthy or even spa-like. Consider blending your infinity pool into its natural surrounds – featuring rocks, greenery and even a sand-like walk in entrance to create a grotto-style resort oasis.

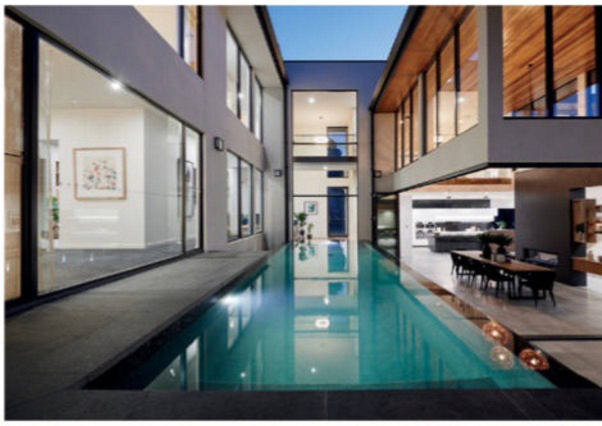
Infinity edge pools are an opportunity to create a water feature on the overflow edge, which can be incorporated into the garden landscape. "An infinity edge can be viewed as a natural water feature itself" Jones explains. You can allow the pool to shine on its own or add design aspects to enhance the effect. "Using a feature stone or eye-catching tile with contrasting textures can elevate the impact of the infinity edge," Jones notes. A recent Neptune Pools project completed in collaboration with Latitude 37, featured an 11-metre curved infinity edge pool. Visible from nearly all rooms of the home, the infinity edge provides "an elegant water feature from the homes lower entertaining areas while creating a seamless transition to the upper level," Jones says. By creating a statement waterfall out of your pool, "the serene sound from the infinity edge is the perfect finish to the calming space".

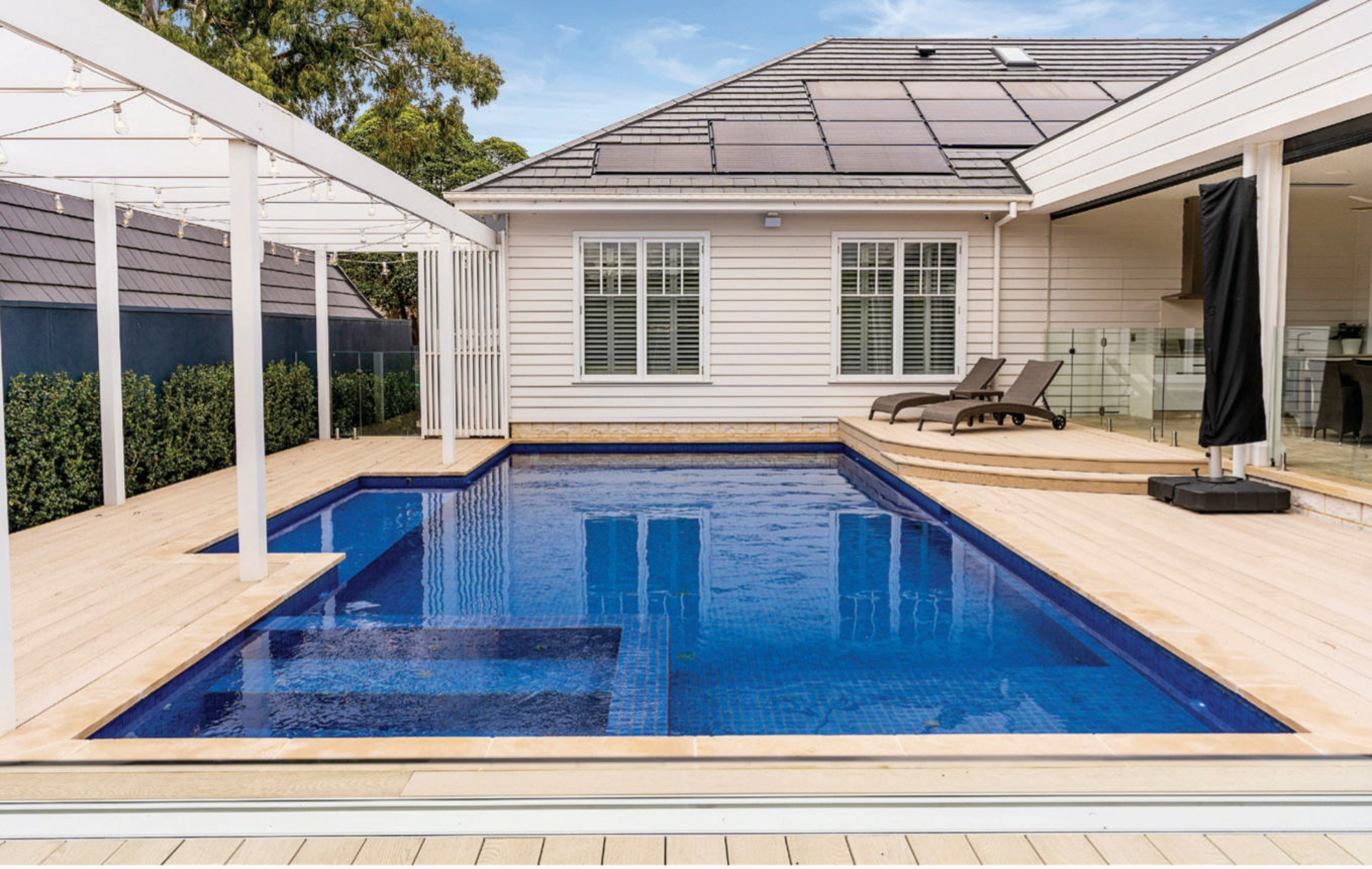
## WE WERE INFINITE

Popularised in America in the 1960s, the infinity edge pool has had many iterations over the decades, and in 2022, the design is shifting away from angular lines and toward more organic shapes. "We're noticing an increase in the amount of curved infinity edge pool and spas," Jones observes. The expert notes that "the inclusion of a curved edge can be a great way to soften the traditionally sharp appearance of the wall", and with such unique architectural choices being made to infinity edge pools, they are more frequently being incorporated as a luxury statement piece in Australian homes.

Jones' key advice to homeowners considering installing an infinity edge pool is to use a pool builder who is well experienced in the area, perhaps even someone who specialises in them. The reason for this, Jones explains, is because although infinity pools appear to be an effortlessly beautiful addition to an outdoor space, there are many complexities between the design and construction to ensure that the feature works properly. Because it's time consuming and requires great skill to install, it can be costly. Jones recommends that if applicable with the design, shortening the length of the infinity edge can be a "cost-effective solution".

Ultimately, an infinity edge pool is beautiful to look at, and a joy to swim and relax in. The right lighting coupled with a well-curated landscape can ensure that your pool truly shines as the focal point of your backyard, and incorporating an infinity edge allows you to seamlessly celebrate both your magnificent pool and the natural beauty of its surrounds. Whether you're working with a complex block or land, or want to make the most of stunning vistas, the benefits of an infinity edge truly are infinite.





**NEPTUNE POOLS**

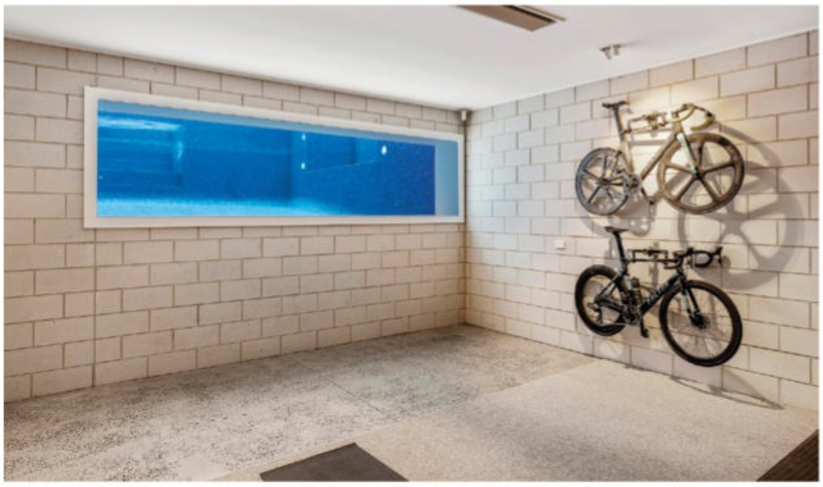
# POOLSIDE FAMILY-FUN

## SOAK UP THE SUMMER

Neptune Pool's latest stunning project in Strathmore is further testament to the team's dedication to excellence. The client's brief was for a pool that is fit for family and entertaining, ultimately a great showpiece for their new home. Neptune Pools accommodated this brief by creating a large an indulgent alfresco area and a generously sized pool that overlooks the abundant lawn beyond.

Neptune Pools went above and beyond to achieve its client's dreams, beginning by building a large sun ledge along one side of the pool. This area is a perfect spot for relaxing poolside and soaking up the summer. On the other side, a pergola with twinkling fairy lights sets the perfect backdrop for an evening outdoors. The design, which also incorporates a separate undercover alfresco dining area, is a seamless harmony of both outdoor and indoor entertaining.

The pool itself boasts striking dark blue ceramic tiling in a typical rectangular shape. Directly abutting the rear of the home, the pool utilises its available space to create a big entertaining area that provides year-round fun for all the family. The blue tiles play well with the natural stone and light wood decking, creating an earthy, spa-like atmosphere.



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Website: www.neptunepools.com.au

SCAN TO VIEW

ADDITIONAL PROJECTS ONLINE

The depth of the azure water can be admired from the deck, or in the amazing acrylic viewing window in the home's basement. With the proximity of the pool to the basement being so close through the incorporation of the viewing window, Neptune Pools ensured that the waterproofing was impenetrable. This resulted in a cool, unconventional view into the depths of the water from inside the home.

Established by the Van der Haar family in 1959, Neptune Pools is an industry leader in pool design and construction. Operating in greater Melbourne and the Mornington Peninsula, the company builds 50 to 60 pools each year, with a specialisation in bespoke concrete pools that become eye-catching focal points of modern households.

The company offers a design concept development option for its clients, which can include a 3D video presentation or a computer-aided design of the pool concept to ensure that the clients' design dreams are fully realised. Neptune Pools has also established a range of trusted landscaping contractors, ensuring that the landscaping design pairs brilliantly with the pool design.

**LOUVRETEC MELBOURNE**

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LouvreTec Melbourne has a combination of ten opening roof options, three retractable roofs, and 26 sun louvre profiles, along with high-quality blinds. These varying styles allow you to find the perfect cover solution that ties in cohesively with your existing or planned design.

Research and development are vital stages of manufacturing at LouvreTec Melbourne, as all products are fully engineered and extensively tested for reliability by the qualified team. This allows LouvreTec Melbourne to provide customised solutions for all types of projects, be that residential, hospitality, commercial, or open-space areas.

CONTACT

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ADDITIONAL PROJECTS ONLINE

With more than 25 years' experience, LouvreTec Melbourne has become the market leader in opening and retractable roof and shutter systems. Servicing all of Melbourne, company's highly refined designs ensure that clientele are receiving the best quality product. LouvreTec Melbourne is also a member of the Master Builders Association, giving you the peace of mind that your product is in qualified hands.

Excitingly, a LouvreTec Melbourne external façade of custom-built retractable, vertical louvre was used conceal full-height windows on the 2022 HIA-CSR Australian People's Choice Home. This showstopping addition added instant value to the property, as a luxury item that provides fantastic function as well as a chic design.

LouvreTec Melbourne's office and showroom are open during the week and for a short period on Saturdays, welcoming visitors to see examples of their incredible product on display. More information and photos can be found on their website and socials, and the team always welcome inquiries.

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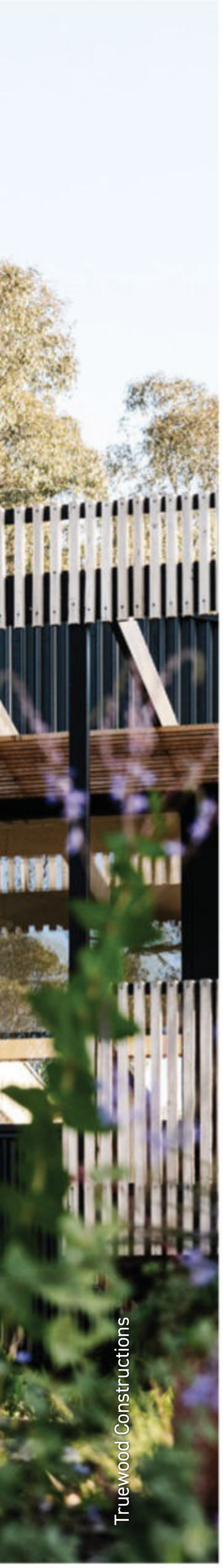
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